

TENANT FEES SCHEDULE



EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES

www.imsinternet.co.uk

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share): £210 (inc. VAT) per tenant. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Guarantor Fees: £150 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £180 (inc. VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Accompanied Check-in Fees: £120 (inc. VAT) per tenancy. Preparing an inventory and Schedule of Condition of the property, attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, explain the operation of appliances and take meter readings for utilities and services.

Pet Deposit: returnable additional security deposit of £300 per pet. To cover the added risk of property damage. This will be protected with your security deposit in a government- authorised scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Renewal Fees (Tenant's Share): £90 (inc. VAT) per tenancy. Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

ENDING YOUR TENANCY

Check out Fee (Tenant's Share): £120 (inc. VAT) per tenancy. Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Early Termination: £600 (inc. VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property.

Future Landlord Reference Fee: £30 (inc. VAT) per request. Collating information and preparing a reference for a future landlord or letting agent.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

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INDEPENDENT REDRESS:

www.tpos.co.uk



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OTHER FEES AND CHARGES

Amendment fee: £90 (inc. VAT) Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Out of Hours Service: £180 per hour (inc. VAT) plus any actual costs incurred. Where actions of the tenant results in the agent (or nominated contractor) attending the property, their time to remedy the situation is charged at the prevailing rate

Rent Arrears / Returned Payments: £36 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 8% above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Failure to cancel standing order: £36 (inc. VAT)

Cancellation of Scheduled visit: up to £50 (inc. VAT)

Arrangement fee: if any actions are required to address matters resulting from the final check-out inspection there is an arrangement charge of £36 (inc. VAT) per item, deductible from the Deposit.

Professional Cleaning (if required): price on application, deductible from the deposit. Only chargeable where additional cleaning is required to return the property to the standard at the start of the tenancy.

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