

TENANTS SCHEDULE OF FEES

Tenant set up fee (non-refundable)	1 Person: £264.00 (Inc. VAT) 2 People: £360.00 (Inc. VAT)
<i>(identity check, immigration and visa confirmation, 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.)</i>	
Each additional applicant & /or guarantor, as applicable	£144.00 (Inc. VAT)
<i>(covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.)</i>	
Company let tenant set up fee	£410.00 (Inc. VAT)
Tenancy agreement	£75.00 (Inc. VAT)
<i>(preparing the documents and arranging the tenancy and agreement.)</i>	
Renewal fee charge:	
For a 6-month continuation	£96.00 (Inc. VAT)
For a 12-month continuation	£177.00 (Inc. VAT)
Where the tenancy converts to a periodic tenancy	£216.00 (Inc. VAT)
<i>(contract negotiation, amending terms and updating your tenancy agreement during your tenancy.)</i>	
Inventory check out: When you vacate the property, there is a charge of:	£144.00 (Inc. VAT)
<i>(attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.)</i>	
Express move-in: Within 3 days	£130.00 (Inc. VAT)
Express move-in: Within 5 days	£60.00 (Inc. VAT)
Saturday move-in	£75.00 (Inc. VAT)
Pet protection fee	£150.00 (Inc. VAT)
*Landlords may require a higher deposit <i>(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 with your security deposit on the condition the property is returned as per check in inventory.)</i>	
Property visits:	
If you fail to keep an agreed appointment or cancel without 24 hours' notice	£40.00 (Inc. VAT)
<i>(regular routine visits to the property to assess the condition of the property during tenancy.)</i>	
Landlord references:	£40.00(Inc. VAT)
<i>(collating information and preparing a reference for a future landlord or letting agent.)</i>	
Payment charges: Initial payments will be subject to the following charges:	
By credit card:	3%
By debit card:	1%

We Do Not Accept Cash



53 High Street, Maidstone, Kent, ME14 1SY

01622 671878

First Month's Rent (Inc. VAT)	£
Deposit (Due on the tenancy start date, this will be registered with the TDS within 30 days)	£
Additional Fees	£
Total to Pay	£

Late payments of rent
(Interest may be charged)

A 3% above base rate on all outstanding balances
subject to a minimum charge of £5.00

For all payments, including payment by cheque, standing order, credit or debit payment, that is recalled, referred, represented or stopped, there is a charge of:

£50.00 (Inc. VAT)

You will be contacted if your rental payment is late. All forms of contact will be charged to you according to the table below:

Type of contact	Number of Days following Rent Due Date	Charge
Telephone call	Day 2 and on any subsequent days thereafter	£10.00+VAT
1 st letter	Day 2 or any subsequent days thereafter	£15.00+VAT
2 nd and any subsequent letters	Day 7 or any subsequent days thereafter up to the period for which rent is due	£40.00+VAT
Visit to premises	Day 10 and on any subsequent days thereafter	£50.00+VAT
Preparation and service of notices relating to tenant breaches under terms of this agreement	Minimum of 6 days after rent becomes due	£50.00 Per hour +VAT

Signature(s):

Date:

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