

GENERAL INFORMATION TO TENANT

FEE OF INTENT

Once you have selected a property and the initial terms have been agreed with the Landlord we will ask you pay an initial deposit (normally equivalent half a month's rent and the administration fee.*) This will allow us to take the property off the market for a period of time whilst we check your references.

RENTAL

One month rent is payable in advance.

DEPOSIT

A month and a half deposit is payable in advance, which is then subscribed to a Tenancy deposit scheme by either the agent or landlord/s. If you have a pet this is normally increased by an extra half month.

ADMINISTRATION

The administration charge per property is £270 including VAT. Additional charge of £120 including VAT will be made if the move in date is less than 5 working days from receipt of the fee of intent.

REFERENCING

References will be obtained by an external referencing company. The referencing charge will be £51 including VAT per person, if a Guarantor is needed a further charge will be made per Guarantor.

INVENTORY CHECK IN

The Tenant will be responsible for the cost of the Check in (If applicable) at the commencement of the tenancy.

STUDIO/1 BED	£82.00 - £100.00
2 BED -	£105.00 - £115.00
3 BED -	£120.00 - £130.00
4 BED -	£135.00 - £145.00
5 BED -	£150.00 - £180.00

These prices are a guide and may vary depending on the Inventory Clerk used.

UTILITIES

The utility companies should be notified and transferred in to the Tenants name at the commencement of the tenancy, this includes gas, electricity, water, council tax and telephone.

RENEWALS

There is a cost to Tenants of £120 including VAT towards the administration on any tenancy renewal.

**Please note we only accept bank transfers, bankers draft or cash as a method of payment.*