



Tenant's charges

Once we at Chatterton Rees have found you the perfect new home There is a one off upfront payment of £180 per tenancy which is a contribution towards processing the application, drawing up the tenancy agreement and registering the deposit.

Tenant reference charge (£54 per tenant) covers collecting and verifying references from employer/accountant and previous landlord reference as well as carrying out a credit check and collecting a copy of passport, proof of residency, bank statements and a recent payslip.

Guarantor charge (£50 per guarantor if required) covers credit referencing and preparing a Letter of Guarantee as part of the Tenancy Agreement.

Professional Check in Fee (£144) enables us to arrange a date and time with the tenant to be checked in at the start of the tenancy and checked out at the end of the tenancy, instruct inventory providers, agree the terms of the security deposit disbursement between landlord and tenant, return deposit as agreed with landlord and tenant to relevant parties, remit any disputed amount to Scheme for final adjudication, unprotect security deposit, instruct contractors and obtain quotes, organise repairs/replacements/cost of any broken or missing items.

Renewal charge (Tenant share, £144) covers the cost of negotiating and administering the renewal and re registering the deposit with the Tenancy Deposit Scheme.

Landlord reference charge (£24) helps towards the administration of providing a previous landlord reference at the end of your tenancy.

As a tenant your main responsibility is to pay the rent until the end of the contract. We fully understand that circumstances change, so should you need to break your tenancy early and your landlord agrees to re-market the property, your liability for the payment of rent will end once a new tenant is found and takes up occupation. However, you will still need to cover the landlord's fees for the remainder of your tenancy, calculated on a pro-rata basis for the unexpired term of the contract.

Change of occupant charge (£160 per tenancy) helps towards the administration when another tenant is added to the Tenancy and registering the deposit. Our tenant and guarantor reference fee of £60 per tenant or guarantor is also payable by any additional tenant.

All prices are inclusive of VAT.

As a member of The Property Ombudsman (TPO) for Sales and Lettings we subscribe to TPO's Codes of Practice. This government approved independent redress scheme gives consumers additional protection beyond that required by law. Our clients and customers have peace of mind that there is free and fair redress available in the unlikely event of an unresolved dispute involving our agency.