

Oak Valley

ESTATES

Tenant Fees

BEFORE YOU MOVE IN:

Set up fee (tenant's share) £200 (inc VAT) for up to two tenants
Referencing up to two tenants (identity, 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) and arranging the tenancy and agreement

Additional Tenant Fee £75 (inc VAT) per tenant
Processing the application, associated paperwork and referencing

Guarantor Fee £66 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Permitted Occupier Fee £0 (inc VAT) per permitted occupier
Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

Accompanied Check-in Fee £0 (inc VAT)
Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

Pet Deposit Returnable additional Security Deposit of £250
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:

Amendment Fee £60 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share) £60 (inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

ENDING YOUR TENANCY:

Check out Fee (tenant's share) £0 (inc VAT)
Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)

Future Landlord Reference Fee £20 (inc VAT) per reference request

Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:

Out of Hours Services £35 per hour (inc VAT) plus any actual costs incurred

Unpaid Rent / Returned Payments Interest at 4% above Bank of England Base Rate from date due plus £25 handling fee to cover rejected payments

Professional Cleaning (if required) £35 (inc VAT) per hour which will be deducted from the security deposit.

Only charged where professional cleaning is necessary to return the property to same condition as start of tenancy.