

FEES TO: TENANTS

BEFORE YOU MOVE IN

Setup Fee for Lead Tenant - £495 (inc. VAT) additional Tenants £180 (inc. VAT) per Tenant referencing (identity, immigration and visa confirmation, financial credit checks and any other relevant information to assess affordability) and to arranging the tenancy and agreement.

Room Setup Fee for Lead Tenant - £360.00 (inc. VAT) additional Tenant £180 (inc. VAT) per Tenant referencing up to two Tenants (identity, immigration and visa confirmation, financial credit checks and any other relevant information to assess affordability) and for arranging the tenancy.

Guarantor Fee - £48.00 (inc.VAT) per guarantor (if required)

Permitted Occupier Fee - £48.00 (inc. VAT) per permitted occupier, explaining to any permitted occupier their rights and responsibilities towards the named Tenant(s) and Landlord.

Express Move In Fee - £180.00 (inc. VAT) Arrangement of move in within 5 days of agreed application.

Pet Deposit - Returnable additional Security Deposit of 0.5 times the rent pcm to cover the added risk of property damage. This will be protected with the security deposit.

Smart Deposit Protection - Smart Deposit Solution 4% +VAT pcm of monthly rental. Changes to the SDS mid Tenancy £150 inc. VAT

Check In Fee - Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s). A check out report is required on every property that is let through Prospect. The report provides a snapshot of the property's condition before and after the tenancy period. This is required to be paid by the Tenant at the end of the tenancy. The charges associated with check out inspections are as follows:

1 Bedroom - £100.00 unfurnished / £110.00 furnished, 2 Bedroom - £120.00 unfurnished / £115.00 furnished

3 Bedroom - £150.00 unfurnished / £140.00 furnished, 4 Bedroom (up to 2k pcm) - £170.00 unfurnished / £190.00 furnished

*Please note: All prices include VAT. For properties with more than 4 bedrooms or with rentals exceeding £2,000 pcm, please contact Sarah Goddard at: sgoddard@ezpropertyreports.co.uk, for a quotation.

DURING YOUR TENANCY

Amendment Fee - £75.00 (inc. VAT) Updating your tenancy agreement during your tenancy.

Renewal Fee (Tenants' Share) - £125.00 (inc. VAT) Arranging a further tenancy and agreement.

ENDING YOUR TENANCY

Tenant Reference - A Tenant reference is available on request £36 (inc. VAT)

OTHER FEES AND CHARGES

Out of Hours Service - £50.00 per hour (inc. VAT) plus any actual costs incurred where the actions of the Tenant/s result in the agent (or nominated contractor) attending the property. Time to remedy the situation is charged at the hourly rate

Unpaid Rent / Returned Payments - Interest at 8% above Bank of England Base Rate from date due.

Late Payment Fees - Interest at 8% above Bank of England Base Rate from date due. If a chase letter is issued as a result of late payment, then a £25 charge will be issued.

Break Early Fees - Should you require to terminate your tenancy in advance of the agreed term, Break Early Fees are required to be agreed in advance and a full breakdown of these fees are available on request.

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

If you would like any assistance calculating the fees, or for more information on any of the above, please contact our Property Management Department on: **0118 955 9747**.



Find out more at: **PROSPECT.CO.UK**