

Student letting fees information

All listed charges are VAT inclusive

FEE	£	EXPLANATION
Referencing Fee	£96 inc. VAT (per person)	This is the cost of taking up references. There is no charge for considering the application, preparing documentation relating to the tenancy, or for an independent credit check to be carried out.
Bond	One Month's Rent + £100 (minimum)	This amount is held for the duration of the tenancy to offset any costs required to remedy the failure of the tenant to fulfil any conditions of the tenancy agreement. If the property is managed, the deposit will be held by Moginie James Estate Agents.
Half Rent	One Month's Rent	One full month's rent is required for July and August's half rent period (where applicable). Half rent is paid as a holding fee to reserve the property until 1 st September; this is an opportunity for the landlord to carry out any essential maintenance work over the summer period. You are not permitted to reside in the property during this time.
Renewal Fee	£90 inc. VAT (per person)	This is the cost of renewing your tenancy including the drawing up of a new tenancy agreement.
Checkout Fee	£90 inc. VAT (per property)	This is the cost of providing you with an independent checkout report at the end of the tenancy. This fee is per property.
Tenant Swaps	£96 Inc. VAT for each new tenant, £180 inc. VAT per property for the remaining tenants	This is the cost of drawing up the necessary documents after the replacement tenant(s) has passed our referencing procedure. The remaining tenant(s) will pay a fee of £180.00 Inc. VAT per property, and each new tenant will pay a fee of £96.00 Inc. VAT per person.
Late Rent Fee	£20 Inc. VAT	This fee is payable if the rent is more than three days late.

All fees can be paid using cash or debit card

The administration charge is non-returnable in the event that references prove unsatisfactory or the tenant withdraws the application before completion.

For further clarification around any of these charges, please do not hesitate to phone us on **02920 48 48 98** or email lettings@moginiejames.co.uk