

Fees To: Tenants

Tenant Credit & Reference Check	£50 each
Guarantor Credit Check	£50 each
Applying for references not supplied with application	£45
Protection of Bond with authorised scheme	£20
Pet Bond (To cover the added risk of property damage. This will be protected with your bond in an authorised scheme and may be returned at the end of the tenancy)	£200
Rent In Advance	Usually one months rent
Bond	Usually equivalent of one months rent
Tenancy Agreement Amendment (amending and updating your tenancy agreement during your tenancy, at tenants request, of or change in tenants circumstance)	£75
Missed Appointments (failing to keep inspection appointments/appointments, without giving 24 hrs notice)	£10
Future Landlord reference	£15 per request
Check out charges (if agent has to replace/locate items on the inventory back to their original position)	£35 per hour (minimum charge £35)
If agent has to arrange contractors/quotes for works at the end of tenancy, which will be deducted from the bond, to return the property to the same condition as at the start of the tenancy	£20
Lost or replacement keys	£10 plus item cost
Out of Hours Services (where actions of the tenant result in the agent (or nominated contractor) attending the property)	£50 per hour (plus any actual costs incurred)
Unpaid Rent	£10 plus interest at 3% above Bank of England Base Rate from date due
Returned Items	£25 per item, plus any additional bank charges incurred by agent (standing orders, unhonoured cheques)

