Fothergill Wyatt
Residential Lettings

Fees to: Tenants

Before you move in:

Application Fee for a Sole Applicant **£175 exc VAT (£210 inc VAT)**

Referencing (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 Application Fee **£75 exc VAT (£90 inc VAT)**

Processing the application, associated paperwork and referencing

Guarantee Fee **£0 for 1st Guarantor, £75 exc VAT (£90 inc VAT) thereafter**

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Pet Deposit **Returnable additional Security Deposit of £250**

Subject to Landlord's discretion. This is to cover the added risk of property damage. This will be protected with your security deposit with the TDS (a Government approved scheme) and may be returned at the end of your tenancy, if no damage is caused

During your tenancy:

Tenancy Amendment Fee **£120 exc VAT (£144 inc VAT)**

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement where changes are solely at request of or for the benefit of the tenant e.g. adding an additional tenant or pet (Tenants are legally obliged to make the Agent/ Landlord aware of such changes)

Renewal Fee **£60 exc VAT (£72 inc VAT)**

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement where both parties are requesting this and the total fee (£144 inc VAT) is split between the Landlord and Tenant

Other Fees and Charges:

Out of Hours Service **£42 exc VAT (£50.40 inc VAT) plus actual costs incurred for labour and parts**

Where actions of the Tenants result in the Agent (or nominated Contractor) attending the property out of hours for a non- emergency. Hourly rate for labour dependent on engineer required.

Unpaid Rent **£25 exc VAT (£30 inc VAT) per Arrears Letter**

First letter to be sent if rent is 3 working days late, subsequent letters sent after a further 7 working days

If you have any questions on our fees, please ask a member of staff