

## Christopher Nevill - Summary of Tenant Charges

<b>REFERENCE FEE</b>	<b>VAT 20%</b>	<b>Total</b>
£60.00 per person	£12.00	£72.00
£70.00 tenants with a guarantor	£14.00	£84.00
£85.00 for a company let application	£17.00	£102.00

The reference fees does not cover any charges the referees may make to you for providing a reference.

### **HOLDING DEPOSIT**

In addition to the application fee, you will need to pay £100 per person to hold the property. This holds the property for a period of 10 days within which you are required to send all the necessary paperwork back to us. After this time, if the paperwork and references have not come back satisfactory, then the landlord is with their rights to put the property back on the market, and to look for new tenants. In this scenario, any fees you have paid will not refunded.

If your application is successful, then the holding deposit will be put toward the first month's rent & deposit.

### **REFUND OF ABOVE FEES**

Should your application not be successful, the above fees will not be refunded.

If you are part of a group, each individual member of the group must pass the references. If one or more does not pass & the application fails, then none of the fees will be refunded to any tenant.

Should the landlord withdraw from the let, all monies will be refunded. This refund will be made by cheque, regardless of how the initial money was paid.

**The above payments can be made by cash or other equivalent cleared funds.**

### **ADMINISTRATION FEE**

This fee is for the drawing up of contracts, administration and the protection on the deposit. This fee is also payable if the tenancy is renewed and is per tenancy not per person

<b>FEE</b>	<b>VAT 20%</b>	<b>COST</b>
£95.00 per tenancy – up to two tenants	£19	£114.00
£150.00 per tenancy – three to four tenants	£30	£180.00
£175.00 per tenancy – five tenants and over	£35	£210.00

### **INVENTORY COST**

To avoid disputes between the landlord & tenant, an inventory will be prepared at the start of the tenancy & there will be a Check In, the landlord will pay for these.

At the end of the tenancy there will be a Check Out that the tenants will pay for.

### **DEPOSIT**

Our Landlords require a deposit equivalent to one and a half month's rent. This deposit is held until the end of the term and refunded subject to any dilapidations.