

Fees to Tenant

BECTIVE
- LESLIE MARSH -

BEFORE YOU MOVE IN:

Set up fee (tenant's share): £375.00 (inc VAT) per tenancy

Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Referencing Fee: £45.00 (inc VAT) per tenant

Referencing per tenant (right to rent check, identity, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

Right To Rent Check Fee: £3.00 (inc VAT) per occupant over the age of 18 years

Guarantor Fee: £42.00 (inc VAT) per guarantor (if required)

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

Security Deposit: Equivalent to 6 weeks rent (unless otherwise agreed)

To cover the risk of property damage. This will be protected in a Government-authorised scheme and may be returned at the end of the tenancy.

Pet Deposit: Equivalent to 2 weeks rent (unless otherwise agreed)

To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.

Deposit Protection Fee: £24.00 (inc VAT) per annum

For registration of your deposit with a Government-authorised scheme (applicable to AST's only).

Withdrawing from the Tenancy

When your offer is accepted, subject to contract and references, you will be asked to pay an advanced payment equivalent to one weeks rent along with the reference fee and complete an offer to rent form detailing terms and conditions. In the event that you withdraw from the tenancy, any reasonable charges as detailed on the offer to rent form will be deducted from this payment.

Stamp Duty

Due on tenancies that amount to over £125,000.00 per annum.

DURING YOUR TENANCY:

Amendment Fee: £375.00 (inc VAT)

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

Change of Tenant: £420.00 (inc VAT)

Referencing per tenant (right to rent check, identity, 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.

£45.00 (inc VAT) for every additional tenant referenced.

£3.00 (inc VAT) for every right to rent check on every additional occupant.

Deposit Protection Fee: £24.00 (inc VAT) per annum

For registration of your deposit with a Government-authorised scheme (applicable to AST's only).

Renewal Fee (tenant's share): £120.00 (inc VAT)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Call out services

Costs charged at the prevailing rate incurred where actions of the tenant result in a contractor attending the property to remedy the situation.

ENDING YOUR TENANCY:

Check out Fee: Cost dependent on size and level of furnishing of the property, estimate provided on request.

Undertake an updated Schedule of Condition based on the original inventory.

OTHER FEES AND CHARGES:

Unpaid Rent/Returned Payments: £30.00 per payment unpaid or returned.

Interest on any unpaid or late rent at 4% above the base rate of the Bank of England.

Professional Cleaning (if required): Cost dependent on size and level of furnishing of the property, estimate provided on request.

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

IF YOU HAVE ANY QUESTIONS ON OUR FEES,
PLEASE ASK A MEMBER OF OUR TEAM.



Bective Leslie Marsh is a member of the ARLA Client Money Protection Scheme and our redress scheme for consumers is The Property Ombudsman.


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