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CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: ARLA



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FEES TO: TENANTS

www.prickettandellis.com

BEFORE YOU MOVE IN:

Set up fee (tenant's share)

Referencing up to two tenants (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

£360.00 (inc VAT) for up to two tenants

Additional Tenant Fee

Processing the application, associated paperwork and referencing

£180.00 (inc VAT) per tenant

Guarantor Fee

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

£100.00 (inc VAT) per guarantor (if required)

Deed of Guarantee

Drawing up the Deed of Guarantee

£75.00 (inc VAT) per guarantor (if required)

Permitted Occupier Fee

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

£25.00 (inc VAT) per permitted occupier

Accompanied Check-in Fee

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

£130.00 (inc VAT)

Pet Deposit

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

Returnable additional Security Deposit of one weeks rent

DURING YOUR TENANCY:

Amendment Fee

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

£120.00 (inc VAT)

Renewal Fee (tenant's share)

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

£180.00 (inc VAT)

Future Landlord Reference Fee

Collating information and preparing a reference for a future landlord or letting agent

£25.00 (inc VAT) per reference request

Out of Hours Services

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate

£20.00 per hour (inc VAT) plus any actual costs incurred

Unpaid Rent / Returned Payments

Interest at 8% above Bank of England Base Rate from date due

Professional Cleaning (if required)

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

£20.00 (in VAT) per hour which will be deducted from the Security Deposit

Early release

If, for any reason, you request your landlord to agree to ending the Tenancy earlier than the end date set out in the in the Tenancy Agreement (or in line with any beak clause included in the Tenancy Agreement) then he/she does not have to agree to this. However should your landlord agree, then he/she can ask you to reimburse him/her for any financial loss he/she might suffer as a result this may include:

The equivalent of the letting fee already paid by your landlord to us from the date you wish to end the tenancy until the date you could contractually end the tenancy (calculated as a daily rate)

The landlords cost of the preparation of a new agreement

£210.00 (inc VAT) Variable

The cost of an inventory check out

£130.00 (inc VAT) Variable

Requesting a copy of the Tenancy Agreement

£50.00 (inc VAT)

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