ROBERT POWELL
RESIDENTIAL LETTINGS

FEES TO: TENANTS

www.robertpowell.co.uk

IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

CLIENT MONEY PROTECTION (CMP) PROVIDED BY: **ARLA**

INDEPENDENT REDRESS PROVIDED BY: **TPOs**

BEFORE YOU MOVE IN:

Administration Fee (tenant's share) — £180 (inc VAT) for one tenant, £280 (inc VAT) for two tenants
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

Additional Tenant Fee — £70 (inc VAT) per tenant
Processing the application, associated paperwork and referencing

Additional Occupants fee — £25 (inc VAT) per occupant over the age of 18
For every person over the age of 18 who will be living in the property but not being credit checked

Guarantor Fee — £70 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Permitted Occupier Fee — £25 (inc VAT) per permitted occupier
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

Deposit — Equivalent to one and a half months rent (unless otherwise agreed)
This will be protected in a Government-authorised scheme and may be returned at the end of the tenancy

Pet Deposit — Equivalent to two months' 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

DURING YOUR TENANCY:

Amendment Fee — £300 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

ENDING YOUR TENANCY:

Late return of keys — Daily rent rate
Failure to return any / all keys at the end of the tenancy

Non cancellation of standing order — £30 (inc VAT)
Failure to cancel the rent standing order at the end of tenancy

OTHER FEES AND CHARGES:

Maintenance / Out of Hours Services Call outs — £60 (inc VAT) plus any actual costs incurred
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

Unpaid Rent / Returned Payments — £60 (inc VAT) for 1st offence then £120 (inc VAT) for subsequent offences
This payment is due on top of the monthly rent owing

Professional Cleaning (if required) — As per the charge of the cleaning company
The charge will be deducted from the Security Deposit if cleaning hasn't been carried out at the end of the tenancy
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 STAFF