

TENANT FEES SCHEDULE



www.wilkinsons.co.uk

EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES

The fees in this document relate to tenancies or renewals signed prior to 01/06/19.

BEFORE YOU MOVE IN

Set-up Fee (Tenant's Share): £114.00 (inc. VAT) per tenancy.

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

Tenant Referencing Fee: £60.00 (inc. VAT) per tenant. As Set-up Fees above for additional tenants

Guarantor Fees: £60.00 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Inventory Fees: Dependant on the number of bedrooms and/or size of the property and any outbuildings.

Pet Deposit: Additional Security Deposit of 2 weeks' rent. To cover the added risk of property damage. This will be protected with your security deposit in government- authorised scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Renewal Fees (Tenant's Share): £60.00 (inc. VAT) per tenancy. Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Variation of Contract Fees: £60.00 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer Fee: £114.00 (inc. VAT) per replacement tenant. To cover the costs associated with deposit registration as well as the preparation and execution of new legal documents. Does not include referencing.

Late Rent Payments: interest at 5% above base rate.

Letters required for breach of tenancy (such as late rent payment): £24.00 (inc. VAT)

ENDING YOUR TENANCY

Check out Fee: Cost dependent on property size. Independent clerk attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Early Termination: Dependent on release date - per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.tpos.co.uk

