

lettings fees for tenants

All prices include VAT

Rent in advance: One month rent payment prior to moving in

Security deposit: 6 weeks rent to be held with the Deposit Protection Scheme (DPS)

Pet deposit: 2 weeks rent, in addition to the security deposit to be held with the DPS

ADMINISTRATION FEES £240 PER PERSON to include:

> £60: referencing, right to rent report, identity checks

> £125: tenant's contribution for preparation of AST (Assured Shorthold Tenancy Agreement), preparing prescribed information form for DPS, lodging the deposit with the DPS plus negotiating the deposit release at the end of the tenancy

> £55: tenant's cost towards the inventory /schedule of condition report

OTHER FEES:

Renewal of tenancy agreement (AST): £100

Permitted occupier charge: £150 per person

Each guarantor referenced including paperwork: £90

Paying money into account in cash fee: Admin fee is £25, plus £1.50 for every £100 deposited

Tenant swap: £100 to prepare a new AST (plus referencing of £50 per adult moving in)

Deed of Surrender charge: £300

Unpaid rent Charge:

7 day reminder letter: £12

14 day reminder letter: £24

21 day reminder letter: £24

Company referencing additional fee: £300 – this is payable by each person or company named as tenant on the final tenancy agreement to cover the cost of referencing. This charge will not be refunded if negotiations are unsuccessful and references have been undertaken

Holding Fee: taken in advance, and forms part of the above costs and is subject to contract and conditions

£300 if the property is under £1000 per month

£500 if the property is over £1000 per month

Abort charge: £300 (deducted from holding fee above) due if tenants change their mind about moving into a property

Future landlord reference: £30

Our letting agent redress scheme is The Property Ombudsman.

Tenant's deposits are protected with the DPS.

Nash Watson do not have client money protection.