

## Fees a tenant may be liable to pay on application to rent a property through Feather Smailes Scales and during a tenancy



8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE  
01423 501 211  
www.fssproperty.co.uk

### BEFORE THE TENANCY STARTS

**TENANCY SET UP FEES** No charge

\* **PART SECURITY HOLDING DEPOSIT** payable on application to secure property, equivalent to one weeks rent.

**GUARANTOR REFERENCE** No charge

### DURING THE TENANCY

**LOSS OF KEY OR SECURITY DEVICE** Cost of key/device, £30.00 inc VAT administration fee

**OUT OF HOURS SERVICE** No charge

**UNPAID RENT/RETURNED PAYMENTS** Interest at 4% above the Bank of England Base Rate from 14<sup>th</sup> day following due date

**INTEREST ON UNPAID/LATE/RETURNED PAYMENTS** will be charged up to and including the first 14 days if not paid by the 14<sup>th</sup> day

**VARIATION, ASSIGNMENT OR NOVATION OF TENANCY AGREEMENT DURING THE TENANCY** £95.00 inc VAT

**FUTURE LANDLORD REFERENCE FEE** No charge

**EARLY TERMINATION OF TENANCY** during fixed term contract

#### FULL MANAGED

Rent up to £999 £600.00 inc VAT

Rent £1,000 to £1,999 £950.00 inc VAT

Rent £2,000 to £2,999 £1,250.00 inc VAT

Rent £3,000 to £7,000 £1,250.00 inc VAT

Plus cost of - Adverts in Ackrill Series of Newspapers (per insert) Managed and Let Only £72.00 inc VAT

To Let Board – Managed and Let Only £25.00 inc VAT

#### LET ONLY

£660.00 inc VAT

£1,000.00 inc VAT

£1,440.00 inc VAT

£2,400.00 inc VAT

**WITHDRAWAL OF NOTICE** If a tenant serves notice to vacate the property early, or at the end of the tenancy, and then rescinds the notice, there will be a charge of £95.00 inc VAT marketing costs, To Let board (if any) £25 inc VAT and newspaper advertising (if any) £72 inc VAT per insert.

**COMPANY LETTINGS AND NON-HOUSING ACT TENANCIES** Rent up to £1,500pcm £540.00 inc VAT per tenancy  
Rent over £1,501pcm £695.00 inc VAT per tenancy.

**INVENTORY CHECK OUT** No Charge

\* **PART SECURITY HOLDING DEPOSIT** The part security holding deposit will be added to the security deposit payable on completion of the Tenancy Agreement. Should the tenant withdraw their application after credit references have been commissioned, or, should the tenant fail Immigration Act (2014) checks, the part security holding deposit shall be forfeited. Should the landlord withdraw the property from the market after a part security holding deposit is paid, this will be refunded to the applicant in full within seven days.

FSS are members of the Association of Residential Letting Agents, National Association of Estate Agents & the Tenancy Deposit Scheme.

We belong to the Property Ombudsman Scheme and are members of the ARLA Propertymark Client Money Protection Scheme offering up to £50,000 of financial insurance cover  
FSS earn a nominal commission from insurance products – further details available on request



June 2025