

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



FEATHER SMAILES SCALES

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## **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, plus £30.00 inc VAT administration fee

**OUT OF HOURS SERVICE** No charge

**UNPAID RENT/RETURNED PAYMENTS** Interest at 3% 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, OR EARLY TERMINATION BEFORE EXPIRATION OF NOTICE** £195.00 inc VAT

**FUTURE LANDLORD REFERENCE FEE** No charge

**EARLY TERMINATION OF TENANCY** (within 2 months expiring at the end of a rental period)

	FULL MANAGED	LET ONLY
Rent up to £999	£600.00 inc VAT	£660.00 inc VAT
Rent £1,000 to £1,999	£950.00 inc VAT	£1,000.00 inc VAT
Rent £2,000 to £2,999	£1,250.00 inc VAT	£1,440.00 inc VAT
Rent £3,000 to £7,000	£1,250.00 inc VAT	£2,400.00 inc VAT
To Let Board –	£25.00 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 to cover marketing costs, plus cost of To Let board (if any) at £25.00 inc VAT.

**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.

\* **PART SECURITY HOLDING DEPOSIT** The part security holding deposit will be added to the initial funds due 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 may earn a nominal commission from insurance products – further details available on request



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