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

**BEFORE THE TENANCY STARTS** 

TENANCY SET UP FEES No charge

\* PART SECURITY HOLDING DEPOSIT payable on application to secure property,

subject to contract and references Rental up to £549 - £100. Rental between £700 and £999 - £150. Rental over £2,000 - £400.

Rental between £550 and £699 - £125. Rental between £1000 and £1999 - £225.

GUARANTOR REFERENCE No charge

DURING THE TENANCY

LOSS OF KEY OR SECURITY DEVICE Cost of key/device, plus £15.00 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 £50.00 inc VAT

FUTURE LANDLORD REFERENCE FEE No charge

## EARLY TERMINATION OF TENANCY during fixed term contract

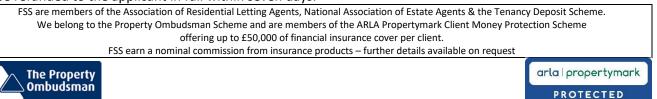
FULL MANAGEDLET ONLYRent up to £999£600.00 inc VAT£660.00 inc VATRent £1,000 to £1,999£950.00 inc VAT£900.00 inc VATRent £2,000 to £2,999£1,250.00 inc VAT£1,440.00 inc VATRent £3,000 to £7,000£1,250.00 inc VAT£2,400.00 inc VATPlus cost of - Adverts in Ackrill Series of Newspapers (per insert) Managed and Let Only £72.00 inc VATTo Let Board – Managed and Let Only £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 £72.00 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 TENANCES £300.00 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.





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