

## 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 £550 and £699 - £125.

Rental between £700 and £999 - £150.

Rental between £1000 and £1999 - £225.

Rental over £2,000 - £400.

8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE

**01423 501 211**

[www.fssproperty.co.uk](http://www.fssproperty.co.uk)

**GUARANTOR REFERENCE** No charge

### **DURING THE TENANCY**

**LOSS OF KEY OR SECURITY DEVICE** Cost of key/device, plus up to £15.00 + VAT (£18.00 inc VAT) per hour 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** £60.00 + VAT (£72.00 inc VAT)

**FUTURE LANDLORD REFERENCE FEE** No charge

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

#### **FULL MANAGED**

Rent up to £999 £250.00 + VAT (£300.00 including VAT)

Rent £1,000 to £1,999 £450.00 + VAT (£540.00 including VAT)

Rent £2,000 to £2,999 £750.00 + VAT (£900.00 including VAT)

Rent £3,000 to £7,000 £750.00 + VAT (£900.00 including VAT)

#### **LET ONLY**

£550.00 + VAT (£660.00 including VAT)

£750.00 + VAT (£900.00 including VAT)

£1,200.00 + VAT (£1,400.00 including VAT)

£2,000.00 + VAT (£2,400.00 including VAT)

Plus cost of - Adverts in Ackrill Series of Newspapers (per insert) Managed and Let Only £60.00 + VAT (£72.00 inc VAT)

To Let Board – Managed and Let Only £20.83 + VAT (£25.00 inc VAT)

**COMPANY LETTINGS AND NON HOUSING ACT TENANCES** £250.00 + VAT (£300.00 including VAT) per tenancy

**INVENTORY CHECK OUT** No Charge

Return visit for missed inventory check out appointment £40.00 + VAT (£48.00 inc VAT)

\* **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.