

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

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

01423 501 211

www.fssproperty.co.uk

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.

GUARANTOR REFERENCE No charge

CONTRACT AMENDMENT FEE DURING TENANCY £40.00 + VAT (£48.00 inc VAT)

LOSS OF KEY OR SECURITY DEVICE Cost of key/device plus £25.00 (£30.00 inc VAT) administration fee

OUT OF HOURS SERVICE No charge

FAILURE TO MAKE RENTAL PAYMENT IN FULL 14 DAYS AFTER IT HAS BECOME DUE £20.00 + VAT (£24.00 inc VAT) per letter/email

UNPAID RENT/RETURNED PAYMENTS Interest at 3% above the Bank of England Base Rate from 14th day of due date

VARIATION, ASSIGNMENT OR ANNOTATION OF TENANCY AGREEMENT £41.66 + VAT (£50.00 inc VAT)

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

TENANCY RENEWAL FEE at expiry of initial term and thereafter – No charge

REMOVAL OF ONE TENANT AND SUBSTITUTION during contract period £40.00 + VAT (£48.00 inc VAT)

FUTURE LANDLORD REFERENCE FEE No charge

EARLY TERMINATION OF TENANCY during fixed term contract

Managed Property £250.00 + VAT (£300.00 inc VAT)

Let Only (Rental up to £1,000.00 pcm) £375.00 + VAT (£450.00 inc VAT)

Let Only (Rental over £1,000.00 pcm) £500.00 + VAT (£600.00 inc VAT)

Let Only (Rental over £2,000.00 pcm) £750.00 + VAT (£900.00 inc VAT)

Plus cost of - Adverts in Ackrill Series of Newspapers (per insert) Managed and Let Only £45.00 + VAT (£54.00 inc VAT)

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

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.

