

# TENANT FEES SCHEDULE

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[www.thinkproperty.ltd](http://www.thinkproperty.ltd)

## EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES

### BEFORE YOU MOVE IN

**Set-up Fees (Single Tenant):** £300 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

**Additional Tenant Referencing Fees:** £50 (inc. VAT) per tenant. As Set-up Fees above for additional tenants

**Guarantor Fees:** £50 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

**Permitted Occupier Fees:** £50 (inc. VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

### DURING YOUR TENANCY

**Renewal Fees:** £75 (inc. VAT) per tenancy Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

**Variation of Contract Fees:** £75 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer Fee:** £75 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Please ask a member of staff if you have any questions about our fees.

### CLIENT MONEY PROTECTION:



[www.ukala.org.uk](http://www.ukala.org.uk)

### INDEPENDENT REDRESS:



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