

PRE TENANCY FEES

Arranging and facilitating statutory compliance if not provided on instruction or undertaken by the landlord:

- EPC: £100 (inc. VAT)
- Gas safety certificate: £102 (inc. VAT)
- Gas safety plus boiler service: £114 (inc. VAT)
- To install a Carbon monoxide alarm: £60
- Electrical installation report (EICR): £264 (inc. VAT)
- Inventory: £170 (inc. VAT)

BEFORE YOU MOVE IN

Holding deposit of 1 weeks worth of rent payable to Anderson Briggs Estate Agents. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security deposit:

(per tenancy) 5 weeks worth of the rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid rent:

Interest at 3% above the Bank of England Base Rate.

Replacement of lost keys or devices:

Payment of replacement at cost.

DURING THE TENANCY

(payable to the provider) if permitted and applicable.

- Utilities: gas, electricity, water and Council Tax
- Communications: telephone and broadband
- Installation of cable/satellite and subscription to cable and satellite
- Television License

ADDITIONAL FEES

Tenancy renewal fee:

£120 (inc. VAT)

Void property inspections:

If required £35 (inc. VAT)

Additional Property Visits:

£30 (inc. VAT) per visit

Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Major works fee:

10% relating to single works over £500.00 arranged by Agent.

Handling local authority licensing application:

£250 (inc. VAT) per tenancy

Landlord Withdrawal Fees (before move-in):

£360 (inc. VAT) per tenancy

To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

Landlord Withdrawal Fees or Management

Takeover Fee:

£200 (inc. VAT) per tenancy

To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to a Tenant-Find service.

EARLY TERMINATION FEE

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.