

Tenant fees

Before you move in

Set up fee (tenant's share) (for the first applicant)	£200+VAT (£240 inc VAT)
- Referencing one tenant (identity, 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 tenancy and agreement.	
Additional tenant fee (per tenant)	£150+VAT (£180 inc VAT)
- Processing the application, associated paperwork and referencing.	
Guarantor fee (per guarantor)	£150+VAT (£180 inc VAT)
- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.	
Inventory fee	£100+VAT (£120 inc VAT)
- Preparing an inventory and schedule of condition of the property, taking meter readings for utilities and services.	
Pet deposit	Extra two weeks rent ⁽¹⁾
- To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.	
Express move-in (move in within 7 working days) (per tenancy applicant)	£50+VAT (£60 inc VAT)
- Accelerate your move-in to within 5 working days.	

During your tenancy

Amendment fee	£90
- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.	
Renewal fee (tenant's share)	£100+VAT (£120 inc VAT) ⁽²⁾
- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.	
Periodic fee (tenant's share)	£48
Providing a landlord fee (managed only)	£30+VAT (£36 inc VAT)

Ending your tenancy

Check out fee (tenant's share)	£125+VAT (£150 inc VAT)
- Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit(s).	
Deposit release fee	£65+VAT (£78 inc VAT)
- Landlord check out.	
Future landlord reference fee	£18 per reference request
- Collating information and preparing a reference for a future landlord or letting agent.	

Other fees and charges

Unpaid rent/returned payments	3% ⁽³⁾
Late return of tenancy agreement	£30
Unauthorised installation of card meter	£60
Failed inspection visit	£90

⁽¹⁾ Returnable additional security deposit

⁽²⁾ £115+VAT (£138 inc VAT) if not returned by due date

⁽³⁾ Interest at 3% above Bank of England base rate from date due

All prices, unless stated, are inclusive of VAT - Last updated **AUGUST 2018**.

Fenn Wright is an **ARLA** licensed member
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