

SINCE 1901
DavisBROWN
 CHARTERED SURVEYORS

RESIDENTIAL SERVICES

IS AN ARLA LICENSED MEMBER
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CLIENT MONEY PROTECTION
 (CMP) PROVIDED BY: ARLA



INDEPENDENT REDRESS
 PROVIDED BY: TPOs



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FEES TO: TENANTS

www.davis-brown.co.uk

BEFORE YOU MOVE IN:

Set up fee (tenant's share)

Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

£200.00 (inc VAT)

Tenant Referencing Fee

Processing the application and undertaking the referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)

£60.00 (inc VAT) per tenant

Guarantor Fee

Preparing a Deed of Guarantee as part of the Tenancy Agreement. Please note referencing will be charged separately and is £60.00 (inc VAT) per guarantor).

£120.00 (inc VAT) per guarantor (if required)

Pet Deposit dependent on references

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

Returnable additional Security Deposit of between 8 and 10 weeks rent,

Holding Deposit

There is a holding deposit fee, equivalent to two weeks rent which is non refundable should the tenant withdraw his/her offer for any reason. Please note, the holding deposit fee will contribute towards the six week property deposit.

DURING YOUR TENANCY:

Amendment Fee

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

£100.00 (inc VAT) per amendment

Change of Sharer

To cover the associated administration and arrangement works. Tenants will be charged separately for references which are £60.00 (inc VAT) per tenant and guarantor

£360.00 (inc VAT) per tenant

Renewal Fee (tenant's share)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

£60.00 (inc VAT)

Lost Document Replacement

Replacement of items such as Agreements, Inventories etc. will be charged at

£30 (inc. VAT) per document

ENDING YOUR TENANCY:

Check out Fee (tenant's share)

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s). The landlord will usually pay for the check in upon commencement of the tenancy and the tenancy is responsible for the check out. The cost of the check out is subject to the size of the property and may vary.

Between £158.40 and £278.40 (inc VAT)

Deed of Surrender

To cover the associated paperwork with ending the tenancy with a Deed of Surrender

£80.00 (inc VAT)

Future Landlord Reference Fee

Collating information and preparing a reference for a future landlord or letting agent

£30.00 (inc VAT) per reference request

OTHER FEES AND CHARGES:

Lost Security Items

Obtaining necessary permissions, sourcing providers and travel costs

£60.00 (inc VAT) plus item cost

Out of Hours Services

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate

£60.00 per hour (inc VAT) plus any actual costs incurred

Unpaid Rent / Returned Payments

Interest at 8% above Bank of England Base Rate from date due

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF