

# Tenant Fees & Charges

Detailed in this document are the various fees and charges associated with you renting a property through us. For further information please contact us.

## Other charges that might apply when you use our services:

	Costs including VAT
<b>Pre-Tenancy Fees</b>	
Tenancy Set-up and Tenancy Agreement Preparation fee	£250.00
Referencing fee (per individual)	£60.00
Producing Deed of Guarantee (if required)	£110.00
Holding fee (this fee will be put towards the first months rent should the Tenancy go ahead and depends on the monthly rental amount)	min of £600.00, max of £1000.00
<b>Tenancy Deposit</b>	
Equivalent to one and a half months rent	
If Landlord agrees to accept pets, a deposit equivalent to two months rent will be required	
<b>During Tenancy Fees</b>	
Contract amendment fee	£75.00
Adding new Tenant to Tenancy Agreement (including referencing costs)	£180.00
Tenancy Renewal: please note the total cost of Tenancy Renewal is £180.00 which is split between Landlords and Tenants	£90.00
Late Payment Chase per Letter Fee	£25.00
Failed direct debit/standing order set up/cancellation	£25.00
Home County Rentals Staff Attending Property (working hours)	£50.00 hourly
Home County Rentals Staff Attending Property (outside of working hours)	£75.00 hourly
<b>Ending Tenancy Fees</b>	
Early Surrender Fee	£600.00
Check Out Fee (dependent on size of the property)	From £99.00

Deposit Deductions Fee	Should works be required following your Check Out, an additional 10% charge will be applied (with the exception of the inventory and clean) to cover the time taken in the organisation and arrangement of these works.
Bank holiday/ weekend key collection and move in	£125.00
Written Reference (per tenant)	£30.00

When you check into the property, the property will have been professionally cleaned, including the steam cleaning of carpets. When you check out of the property, you will be required to leave the property in the same condition that it was handed to you. Therefore, it will be required that you have a full end of tenancy clean and receipts of this are provided. Quotes for professional cleaning are available on request.