

# Fees to Tenants



## BEFORE YOU MOVE IN:

### Set up fee (tenant's share): NO CHARGE.

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

### Referencing Fee: NO CHARGE.

Referencing per tenant (right to rent check, identity, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

**Right To Rent Check Fee:** Included for each occupant over the age of 18 years

### Guarantor Fee: NO CHARGE. (if required)

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

**Security Deposit: From the 1<sup>st</sup> June 2019.** Equivalent to 5 weeks rent unless the annual rental value is in excess of £50,000 per annum then a 6 week deposit will be required.

To cover the risk of property damage. This will be protected in a Government-authorised scheme and may be returned at the end of the tenancy.

### Pet Deposit: NO CHARGE.

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.

### Deposit Protection Fee: NO CHARGE.

For registration of your deposit with a Government-authorised scheme (applicable to AST's only).

### Withdrawing from the Tenancy

When your offer is accepted, subject to contract and references, you will be asked to pay an advanced payment equivalent to one week rent and complete an offer to rent form detailing terms and conditions. In the event that you withdraw from the tenancy after 14 days, any reasonable charges as detailed on the offer to rent form will be deducted from this payment.

### Stamp Duty

Due on tenancies that amount to over £125,000.00 per annum.

## IF YOU HAVE ANY QUESTIONS FEEL FREE TO ASK A MEMBER OF OUR TEAM.

Astons London is a member of the ARLA Client Money Protection Scheme and our redress scheme for consumers is Ombudsman Services: Property.



## DURING YOUR TENANCY:

### Amendment Fee: NO CHARGE.

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

### Change of Tenant: NO CHARGE.

Referencing per tenant (right to rent check, 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.

**NO CHARGE TO TENANTS.** for every additional tenant referenced.

### Renewal Fee (tenant's share): NO CHARGE.

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

### Call out services

Costs charged at the prevailing rate incurred where actions of the tenant result in a contractor attending the property to remedy the situation.

## ENDING YOUR TENANCY:

### Check out Fee: NO CHARGE.

Cost dependent on size and level of furnishing of the property, estimate provided on request. Undertake an updated Schedule of Condition based on the original inventory.

## OTHER FEES AND CHARGES:

Unpaid Rent/Returned Payments: £30.00 per payment unpaid or returned. Interest on any unpaid or late rent at 4% above the base rate of the Bank of England.

**Professional Cleaning (tenants responsibility when vacating):** Cost dependent on size and level of furnishing of the property, estimate provided on request. Charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

**Tenants be aware that it is the tenants responsibility to return the property in the same condition in which it was found at the start of the tenancy.**

**Should the property have been professionally cleaned at the start of the tenancy it is the tenants responsibility to ensure the property is professionally cleaned at the end of the tenancy.**