

TENANT FEES SCHEDULE



www.bayestateagents.com

EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES (ENTERED INTO PRIOR TO 1ST SEPT 2019)

BEFORE YOUR TENANCY BEGINS

Tenancy Administration Fee - £234 (inc. VAT) for a single applicant. £90 (inc. VAT) for each additional applicant - Once you have chosen your property, you will be asked to complete a Tenant Application Form. The Administration Fee is payable in advance by cleared funds (cash or card payment) and covers the cost of taking up references, credit checking, preparing the tenancy documentation and any lost advertising time should there be a delay between paying the administration fee and completing the tenancy documentation. We are therefore, unable to return or transfer this fee if you withdraw from the letting or if your references prove unsatisfactory (although, discretion may apply in certain circumstances). A tenancy agreement must be entered into within 10 working days otherwise the property may be re-marketed and administration fee made forfeit.

Guarantor Fees: £60 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Company Let Application Fee - £360 (inc. VAT)

Tenancy Amendments - £24 (inc. VAT)

Pet Deposit: Additional Security Deposit of 1 weeks' rent to cover the added risk of property damage. This will be protected with your security deposit in government-authorized scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Renewal/Extension Fees (Tenant's Share): £90 (inc. VAT) per tenancy Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Variation of Contract Fees: £36 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer Fee: £90 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing, deposit registration as well as the preparation and execution of new legal documents.

Returned cheque or Standing Order - £24.00 (inc. VAT)

Cash or card processing fee - £24.00 (inc. VAT) where rent is paid by means other than Bank Standing Order and to pay a 3% surcharge for commercial or international card payments and £1 per hundred pounds if cash payment is agreed.

ENDING YOUR TENANCY

Early Termination: £420 (inc. VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, the early termination fee is payable if it is mutually agreed between the Landlord and the Tenant that the tenancy is to be ended before the end of the fixed term. The Tenant remains liable for the terms of the tenancy, including rent, until the date that a suitable replacement tenant commences their tenancy.

Fees on Vacation (charges as required) - Non-cancellation of Standing Order/Rent Refund Admin Fee - £24.00 (inc. VAT) per refund.

Please ask a member of staff if you have any questions about our fees.

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OTHER FEES AND CHARGES

Lost Key(s) or other Security Device(s): £60 (inc. VAT) plus item cost. Obtaining necessary permissions, sourcing providers and travel costs.

Out of Hours Service: £60 (inc. VAT) plus any actual costs incurred. Where actions of the tenant results in the agent (or nominated contractor) attending the property, their time to remedy the situation is charged at the prevailing rate

Rent Arrears / Returned Payments: £36 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 5% above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Duplicate Document(s): £12 (inc. VAT) per document to cover the agent's costs associated with providing additional copies of any paperwork (tenancy agreement, Inventory, Schedule of Condition etc.) when requested by a tenant.

Tenancy Breaches - In the case of a breach of the terms of the tenancy by the Tenant or visit to the Property due to Tenant misuse of the Property, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord or Agent his reasonable expenses. This includes maintenance call-outs resulting from tenant misuse or missed appointments for contractor call-outs that result in a call-out charge.

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