

# FEES TO: TENANTS

## www.bpsestates.co.uk

PLEASE REFER TO OUR APPLICATION FORM FOR FULL DETAILS

### BEFORE YOU MOVE IN:

#### DEPOSIT

**Usually equivalent to 5 weeks' rent (6 weeks if annual rent over £50,000)**

To cover the risk of property damage. This will be specified in your tenancy agreement but will likely be held by us as stakeholder and registered with the Tenancy Deposit Scheme (TDS) and may be returned at the end of the tenancy upon agreement with your landlord, the TDS, or judgement by the courts.

### DURING YOUR TENANCY:

#### EARLY TERMINATION, VARIATIONS OR ASSIGNMENTS

**£50 (inc VAT)**

Fee required if you need to replace a named tenant with another tenant during a fixed term tenancy and your landlord has agreed to the change. The outgoing tenant will remain liable for the rent utilities and the property itself until the above cost is received and the incoming tenant has signed a deed of assignment and tenancy agreement and provided satisfactory references which the landlord has approved.

### OTHER FEES AND CHARGES:

#### INTEREST ON LATE OR UNPAID RENT RETURNED PAYMENTS

**Interest at 3% above Bank of England Base Rate from date due**

#### PROFESSIONAL CLEANING (IF REQUIRED)

**Quotes available upon request, dependent on number of bedrooms**

Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy (a general two bedroom property clean is £370 (inc VAT)).

### OTHER FEES AND CHARGES:

#### CHARGES FOR NON-HOUSING ACT TENANCIES:

##### TENANCY AGREEMENT

**£250 (inc VAT)**

##### EXTENSION AGREEMENT FEE

**£120 (inc VAT)**

##### REFERENCING COSTS

**£40 (inc VAT) per reference**

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