

dawson wake

Fees to Tenants

www.dawsonwake.co.uk

BEFORE YOU MOVE IN :

Set up/Application fee

Single Applicant - £150 (inc VAT)

Two Applicants - £300 (inc VAT)

- We charge the following fees inclusive of vat in respect of referencing and administration (identity,immigration,financial credit checks,obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation, and arranging the tenancy and agreement.

Additional Tenant Fee - £60 inc(VAT)

- Processing the application, associated paperwork and referencing.

Guarantor Fee - £60 inc(VAT)

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

Permitted Occupier Fee - £60 inc(VAT)

- Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of document guidance and assistance during the tenancy.

Accompanied Check-in Fee - £150 inc(vat)

- Preparing an Inventory and Schedule of Condition of the property and taking meter readings for utilities

Pet Deposit - Returnable additional Security Deposit of - £120 inc(VAT)

- 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.

DURING THE TENANCY :

Amendment Fee - £60 inc(VAT)

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

Renewal Fee (tenants share) - £60 inc(VAT)

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

ENDING YOUR TENANCY

Check out Fee (tenants share) - £60 inc(VAT) (tenant share)

- Attending to the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit

Future Landlord Reference Fee - £30 inc(VAT)

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

OTHER FEES AND CHARGES

Lost Keys - £12 inc(VAT) per key plus additon fee £36 inc(VAT) (if we have to deliver keys to you property)

- Actioning key cutting, registering a new set of keys, travel costs, time for delivering to property if required.

Out of Hours Services - £25 inc(VAT) per hour plus any actual cost incurred.

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

Unpaid Rent – Interest at 8% above Bank of England Base Rate from date due.

Professional Cleaning (if required) - £25 inc(VAT) per hour which will be deducted from the Security Deposit.

- Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

NOT ALL FEES APPLY TO EVERY LET

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

CLIENT MONEY PROTECTION (CMP) BY : Lonsdale Insurance Brokers offer enhanced protection to landlords and tenants approved by The Property Ombudsman

INDEPENDENT REDRESS SCHEME BY: TPOs

