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**CLIENT MONEY PROTECTION  
 (CMP) PROVIDED BY: ARLA**



**INDEPENDENT REDRESS  
 PROVIDED BY: TPOs**



# FEES TO: TENANTS

<http://cheltenham.cjhole.co.uk/>

## BEFORE YOU MOVE IN:

|  |                                |
|--|--------------------------------|
| Set up fee (tenant share)  | £300.00 (inc VAT) Private Let  |
| Set up fee (company share)   | £480.00 (inc VAT) Company Let  |
| Referencing one tenant (identity, immigration and visa confirmation, 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 |                                |
| Additional tenant fee  | £60.00 (inc VAT) per applicant |
| Referencing identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability   |                                |

|  |  |
|--|--|
| Guarantor Fee  | £60.00 (inc VAT) per guarantor (if required) |
| Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement |  |

|                            |                           |
|----------------------------|---------------------------|
| Damages Deposit            |                           |
| Properties under £1000 pcm | Monthly rent plus £150.00 |
| Properties over £1000 pcm  | Monthly rent plus £250.00 |

|  |   |
|--|---|
| Pet Deposit  | Security Deposit of £250.00 per animal. |
| If you intend to have a pet at the property and the landlord has granted written permission C J Hole will charge a pet deposit to cover the added risk of property damage. This may be refundable unless the landlord requires a pet clean at the end of the tenancy. This will be protected with your security deposit in a Government authorised scheme. |   |

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|--|-------------------|
| <b>DURING YOUR TENANCY:</b>  |                   |
| Amendment Fee  | £300.00 (inc VAT) |
| Contract negotiation, amending terms and updating your tenancy agreement during your tenancy |                   |

|   |                  |
|---|------------------|
| Renewal Fee (tenant's share)  | £60.00 (inc VAT) |
| Contract negotiation, amending and updating terms and arranging a further tenancy and agreement |                  |

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|--|------------------|
| <b>ENDING YOUR TENANCY:</b>                              |                  |
| Cancelled Check-out fee                                  | £60.00 (inc VAT) |
| To cover the costs of the inventory clerk in attendance. |                  |

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|--|---------------------------------|
| <b>OTHER FEES AND CHARGES:</b>                                       |                                 |
| Lost Security Items  | £30.00 (inc VAT) plus item cost |
| Obtaining necessary permissions, sourcing providers and travel costs |                                 |

|   |  |
|---|--|
| Out of Hours Services   | £30.00 per hour (inc VAT) plus any actual costs 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 hourly rate |  |

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|--|-------------------------------|
| Unpaid Rent / Returned Payments  | £60.00 (inc VAT) per instance |
| Fee charged for unpaid rent to cover additional administration. To cover our costs and bank charges when a cheque is returned unpaid by your bank. |                               |

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



**#LOOKFORTHELOGO**  
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