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



**INDEPENDENT REDRESS
 PROVIDED BY: TPOs**



FEES TO: TENANTS

cirencester.cjhole.co.uk

BEFORE YOU MOVE IN:

Set up fee (tenant's share) £354.00 (inc VAT) for up to two tenants
 Referencing up to two tenants (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 £84.00 (inc VAT) per tenant
 Processing the application, associated paperwork and referencing

Guarantor Fee £84.00 (inc VAT) 1st guarantor included in initial set up fee. This charge covers additional guarantors if required.
 Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Permitted Occupier Fee £42.00 (inc VAT) per permitted occupier
 Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

Accompanied Check-in Fee £72.00 (inc VAT)
 Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

Pet Deposit Returnable additional Security Deposit of £500.00 per pet subject to the landlords approval
 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 YOUR TENANCY:

Amendment Fee £150.00 (inc VAT)
 Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share) £102.00 (inc VAT)
 Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

ENDING YOUR TENANCY:

Check out Fee (tenant's share) £135.00 (inc VAT)
 Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)

Future Landlord Reference Fee No charge
 Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:

Lost Security Items Charged at cost
 Obtaining necessary permissions, sourcing providers and travel costs

Out of Hours Services Free where available
 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

Unpaid Rent / Returned Payments Interest at 8% above Bank of England Base Rate from date due

Professional Cleaning (if required) Quotes obtain as required
 Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

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



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