

Standard Tenant fees and charges

General costs	Type of Tenancy
	AST (Assured Shorthold Tenancy) – where the government legislation of The Tenant Fee Act 2019, applies.
Holding Deposit	One weeks rent, which is payable upon an accepted offer, and credited to your rent account at the start of the tenancy.
Deposit (rent under £50,000 per annum)	Equivalent to 5 weeks rent
Deposit (rent £50,000 and over, per annum)	Equivalent to 6 weeks rent
Rent	Paid as per the agreed terms of the Tenancy Agreement, and subject to credit reference checks and circumstances. ie paid monthly in advance, or paid fully in advance up to a break clause, end of tenancy.
SDLT (Stamp Duty Land Tax	If the total amount of rent paid throughout a tenancy, including extensions, exceeds £125,000 the tenant is responsible for paying the SDLT
Costs during a tenancy	Unless otherwise mentioned and agreed, the Tenant is normally responsible for the payment of utilities (gas, electricity, water and sewage), council tax, TV licence, internet and telephone

General costs	Type of Tenancy
	Non-Housing Act Tenancies (NHA)
Holding Deposit	One weeks rent, which is payable upon an accepted offer, and credited to your rent account at the start of the tenancy.
Deposit	Equivalent to 6 weeks rent, if you have a pet, this will be 8 weeks rent
Reference checks	£50 inc VAT per person £60 inc VAT per company
Tenancy Agreement	£300 inc VAT (additional charges may be made if changes are made following creation of the tenancy agreement and before signing)
Extension/ renewal documentation	£180 inc VAT
Check-out report	This varies on the size and contents of the property, and will be determined by the inventory clerk
Rent	Paid as per the agreed terms of the Tenancy Agreement, and subject to credit reference checks and circumstances. ie paid monthly in advance, or paid fully in advance up to a break clause or end of tenancy.
SDLT (Stamp Duty Land Tax)	If the total amount of rent paid throughout a tenancy, including extensions, exceeds £125,000 the tenant is responsible for paying the SDLT
Costs during a tenancy	Unless otherwise mentioned and agreed, the Tenant is normally responsible for the payment of utilities) gas, electricity, water and sewage), council tax, TV licence, internet and telephone
Variation or surrender of a tenancy	This is subject to Landlords consent and the price will vary depending on the situation