

FRESH

Estate & Letting Agents

STATEMENT OF FEES CHARGED TO TENANT(S)

(All Fees Include VAT)

We charge students £75 per person a Non-Refundable Agency Fee when letting a student house or room.

For an applicant letting one of our residential properties we charge £250. We charge £60 for each additional applicant or guarantor. All fees are due in addition to any rent or bond requirement:-

NOTE: When the agency fee is paid the property is removed from our marketing and references will be taken up. If the applicant(s) fail the referencing procedure or withdraw from the application the fees are non-refundable and will cover the cost of the references and or our efforts and costs to remarket the property. If the applicant(s) are successful the fee will pay for referencing and to contribute to the cost of legal documents.

On vacation the Tenant(s) agree to vacate and return keys as instructed no later than the last day of the fixed term tenancy. It is agreed that should the Tenant(s) retain possession beyond the fixed term without agreement they will both pay for the additional days rent and a fixed fine of £100 + VAT if the return of possession is delayed for more than 48 hours.

If a tenant(s) wish to withdraw from the tenancy. The Agent can be instructed to market for a replacement. An initial charge of £150 is payable by the tenant(s). If successful a further fee of £150 is payable. **ALL FEES ARE NON REFUNDABLE. By paying the remarketing fee this do not guarantee success** and if no replacement is found the tenant(s) will remain responsible for the rent due under the terms of the tenancy agreement.

For HMO tenancy extensions it is agreed that if tenant(s) extend a tenancy for a further fixed period then the agency fee of £75 per individual tenant will be payable by you the tenant(s). This should be paid before any new contracts are prepared. If for any reason this remains unpaid the Agent reserves the right and the tenant(s) agree that it shall be deducted from any bond held.

If a tenant(s) requests a renewal of a residential tenancy following their initial current term, a fee of £50 VAT will become due on completion of the renewal.