



GRAVES SON & PILCHER

RESIDENTIAL TENANT FEES

Initial Holding Deposit

£300.00 per tenancy credited against first month's rent and deposit. The holding deposit is refunded in full only if referencing is passed and Landlord decides not to proceed with the tenancy. Payment of this sum does not constitute the granting of a tenancy.

Application Fees

£216.00 including VAT at 20% is payable by each applicant.

This fee covers the costs incurred in processing the tenant's application, obtaining references, registering the deposit and contribution towards the preparation of the Assured Shorthold Tenancy Agreement.

Guarantor Fees

£60.00 including VAT at 20% is payable for each Guarantor to cover the cost of referencing and amending the Assured Shorthold Tenancy Agreement.

No additional fees are charged to the tenants, either at the commencement, during or at the termination of the tenancy, providing rent is kept up to date.

Initial Payment Required at Commencement of Tenancy

One and a half month's rent to be held as security deposit plus one month's rent in advance from which the holding deposit of £300 will be deducted.

Initial payment must be made by cleared funds, either by bank transfer or Banker's Draft or Building Society Counter Cheque.

Tenancy Changes

Changes cannot be made to the initial Assured Shorthold Tenancy Agreement during the term of the agreement. If a tenant wishes to change the terms or the named tenants on the Agreement, this can only be considered with the Landlord's consent. If consent is forthcoming there will be an administration fee of **£180.00** including VAT at 20% to cover the cost of seeking the Landlord's consent and amending the agreement. No fees are payable if the Landlord refuses consent.

If the tenant wishes to terminate the tenancy early this can only be considered with the Landlord's consent. There would be no fees payable to Graves Son & Pilcher LLP.

Pets

Pets are not permitted without the Landlord's consent. In cases where consent is granted an additional security deposit of **£200.00** is payable and will be protected as part of the Tenancy Deposit Scheme.

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PROPERTY MANAGERS · COMMERCIAL & RESIDENTIAL ESTATE AGENTS · CONSULTANT SURVEYORS



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