



TOWN &
COUNTRY
PROPERTY SERVICES

TENANT AND
LANDLORD FEES

TENANTS PRE TENANCY TERMS & CONDITIONS

PLEASE NOTE THAT THE INITIAL FOLLOWING CONDITIONS APPLY IF YOU WISH TO RENT ANY OF OUR PROPERTIES.

Suitable references from employer, bank, current landlord and character reference. In some instances we will also require a guarantor.

1. One month's rent in advance in cleared funds.
2. 5 weeks rent as a damage deposit in cleared funds.
3. A holding deposit of one weeks rent is required to secure the property (this is deductible from the balance due upon entry).
4. Animals are not allowed in any property without permission from the landlord. The landlord may charge a rent premium if a pet is accepted.
5. All properties are let exclusive of services i.e. Gas, Electric, Council Tax & Water Rates.
6. All rental payments are to be paid in advance on a monthly basis by standing order mandate.
7. All fees are inclusive of VAT.
8. Should the tenants request a 'change over' of tenants of a fixed term or statutory periodic tenancy, and the landlord agrees to this, there will be a charge of £50 to which is our reasonable costs to facilitate this work. Should the tenants wish to use our service of inspecting the room for deposit purposes we can offer this at £75 per room.

LANDLORD FEES

OUR FEES ARE VERY STRAIGHT FORWARD AND ARE;

Fully Managed Service:	10% + VAT of rent due (negotiable depending on portfolio size)
Letting and Rent Collection Service:	8% + VAT of rent due (negotiable depending on portfolio size)
Letting Only Service:	3 weeks rent + VAT for 6 month Tenancy 4 weeks rent + VAT for 12 month Tenancy
Fully reference applicant, to include Right to Rent check, and check in (recommended):	£100 per applicant
Right to rent check only and check in (legal requirement):	£25 per applicant
Fully reference UK Homeowner Guarantor:	£30 per guarantor
Inventory, including photos, for Letting and Rent Collection and Letting Only Service:	£100 - £200 depending on size of property
Renewing new fixed term tenancy:	£35
Managing deposit dispute to conclusion:	£250
Issuing Accelerated Possession Proceedings:	£200
Supervision of works over £1000 (excepting boiler Replacement):	10% + VAT of total works sum
Tenancy Deposit Protection Cover:	£20 per annum
Duplicate statements:	£5 per statement
Annual statement of income and expenditure if required to be sent to a third party:	£25 + postage if required to be sent to a third party
Duplication and testing of keys:	£25 + cost of invoice for keys
Additional visits made by the agent to the property at the specific request of the Landlord:	£30
Applying for HMO License:	£100