

## FEES TO TENANTS

ALL PRICES SHOWN INCLUSIVE OF VAT UNLESS OTHERWISE STATED

15.09.17

<p><b>Set Up Fee (Tenants Share) per tenant</b> Referencing (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</p>	£175.00
<p><b>Guarantor Fee</b> Covering credit referencing and preparing Deed of Guarantee as part of the tenancy</p>	£65.00
<p><b>Permitted Occupant Fee</b> 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</p>	£72.00
<p><b>Pet deposit (dependant on animal and size of property)</b> 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 your tenancy. Sinclair Hammelton reserve the right to delay any decision made against the return of the £300 for 3 months after the tenancy expires</p>	Starting at £300.00
<p><b>Company Tenancy Set Up Fee</b> Referencing company / contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement</p>	£195.00
<p><b>Independent Inventory Clerk appointments to carry out a check in or check out</b> (dependant on furnishings &amp; property size)</p>	From £120.00
<p><b>Amendment Fee</b> Contract negotiation, amending and updating terms and arranging a further tenancy and agreement</p>	£180.00
<p><b>Renewal Fee (Tenants share)</b> Contract negotiation, amending and updating terms and arranging a further tenancy and agreement</p>	£108.00
<p><b>Future Landlord Reference Fee (per reference request)</b> Collating information and preparing a reference for a future Landlord or letting agent</p>	£35.00
<p><b>For any keys cut, if lost or damaged by the Tenant</b></p>	£30.00
<p><b>Unpaid Rent / Return Payments</b> (Interest at 8% above Bank of England base rate from due date)</p>	Independently calculated
<p><b>Missed or False appointment fee</b> Call out fee in circumstances where the Tenant reports a problem with the property, and a contractor is instructed to attend, that is found to be false or unnecessary.</p>	From £72.00
<p><b>Out of Hours services</b> Where the actions of the tenant has resulted in an agent or contractor attending the property, time to remedy the situation is charged at prevailing rate</p>	£30.00 per hour including costs of repair
<p><b>Changing or cancelling a standing order without Sinclair Hammelton's knowledge</b></p>	£30.00