



Harpers & Co Tenant Fees

HOLDING FEE: £150.00 (Inc VAT)

A holding deposit to secure the property is required. This will be deducted off the one month's rent once the tenancy is agreed otherwise this is non refundable if the applicant decides to no longer proceed with the tenancy or if the Reference(s) Check fail.

SET UP FEE: £110.00 per person (Inc VAT)

A referencing cost of £110.00 per person will be required in advance. This is not refundable even if the reference(s) comes back unsuitable. (Identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords)

If the credit referencing passes, Harpers & Co will require **one month's rent in advance and 6 week's rent as a deposit**, to be held for the duration of the tenancy. These funds should be paid either by cash, bankers draft or bank transfer, invoices will be issued. Cheques will not be accepted.

TENANCY AGREEMENT: £270 (including VAT)

Preparation of an Assured Shorthold Tenancy agreement (AST).

Please be aware all of our standard 12 month AST's (unless instructed otherwise by our client) include a 6 month Landlord break clause in which on the 1st week of the 4th month of your tenancy your Landlord or Managing Agent can serve you notice if they feel you have not entered into the spirit of the tenancy.

CHECK OUT: Subject to property size

Third party check out admin inventory fee.

(Attending the property to undertake and update condition based on the original Inventory check in and negotiating the repayment of the security deposit(s).

ADDITIONAL SERVICES	FEES
Guarantor Fee (covering credit reference and all of above as per set up and proceed a Deed of Guarantee as part of the tenancy agreement)	£200 (Inc VAT)
Pet Deposit (Non refundable payment to cover cleaning/infestation treatment at the end of the tenancy)	From £150.00 (Inc VAT)
Permitted Occupier Fee (Explaining to any permitted occupier their rights and responsibilities towards named tenant(s) and landlord as well as provision of documentary guidance as assistance during the tenancy)	£50 (Inc VAT per permitted occupant)
Amendment Fee (Contract negotiation, amending and updating terms and arranging a further tenancy agreement)	£50 (Inc VAT per tenant)
Renewal Fee (Contract negotiation, amending and updating terms and arranging a further tenancy agreement)	£50 (Inc VAT)
Unpaid Rent/Returned payment (Interest at 8% above Bank of England Base rate from date due)	£ TBA
Early Surrender of AST Tenants responsible for Landlords re-letting fees (fees are individually negotiated and based upon services required) . Tenants wishing to surrender the tenancy early in the fixed term tenancy agreement with the landlord(s).	£ TBA
Professional Cleaning Prices vary to the size of the property.	£ TBA

Inventory Costs

Service	1 Bed/Studio	2 Bed	3 Bed	4 Bed	5 bed
Check Out (Inc VAT)	£85	£90	£95	£110	£125

*Please note Harpers & Co does not offer Client Money Protection (CMP)

*Independent redress provided by The Property Ombudsman Services (TPOS)