

Residential Lettings &
Property Management

Tenant Fees Schedule



Simpsons

The Pro**active** Agent

Tenant Fees Schedule

New assured shorthold tenancies (AST's) signed on or after 1st June 2019

Description	Cost	Notes
Before You Move In		
A Refundable Holding Deposit	Equal to one weeks rent (per tenancy)	This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors) withdraw from the tenancy, fails a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Upon receipt of successful references, the balance will be off-set against the first month's rent due.
First Month's Rent	Equal to one month's rent	Due as cleared funds (less the refundable Holding Deposit) at least 3 working days prior to moving in.
Security Deposit	Equal to 5 weeks rent If the total annual rent is less than £50,000	Due as cleared funds at least 3 working days prior to moving in.
	Equal to 6 weeks rent If the total annual rent is greater than £50,000	This covers damages or defaults on the part of the tenant during the tenancy.
Default Fees		
Change of Sharer (at the tenant's request)	£50 per replacement tenant or any reasonable costs incurred, if higher	To cover the costs associated with taking landlord's instructions, new tenant referencing & Right-to-Rent checks, deposit registration as well as the preparation & execution of new legal documents
Early Termination (at the tenant's request)	See notes	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Novation's to the Tenancy Agreement/Addendums, after the Tenancy has commenced (at the tenant's request)	£50 per agreed novation	To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Lost Keys or Equivalent Security Device/s	See notes	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour for the time taken replacing lost key(s) or other security device(s).
Unpaid Rent	Interest at 3%	Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

All fees include VAT, at 20% unless otherwise stated



Client Money Protection
www.propertymark.co.uk



Independent Redress
www.tpos.co.uk

Tenant Fees Schedule

For all other Non-Housing Act Tenancies

Description	Cost	Notes
Before You Move In		
Application Fee	£250 - Single applicant £350 - Two or more joint applicants	This amount is due upon applying for a new tenancy and is non-refundable unless the landlord withdraws from the prospective tenancy. The cost covers, 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 and the tenancy agreement
First month's rent	Equal to one month's rent	Due as cleared funds at least 3 working days prior to moving in
Security Deposit	Equal to one and a half months rent	Due as cleared funds at least 3 working days prior to moving in
Check-in fee	£50 per tenancy	Due as cleared funds at least 3 working days prior to moving in
Guarantor referencing (if required)	£100 per guarantor	
Company referencing (if tenant is a company)	£300	
Amendments to the tenancy agreement	£60	
Pet clause	£60	A larger deposit may be required to cover the added risk of damage and/or further cleaning
After You Move In		
Renewal or extension of the tenancy agreement	£100	Full management and rent collection service only
Change of sharer / tenant	£250	Full management and rent collection service only, where there is no break clause within the fixed term
Arrears fee (cost to chase unpaid rent)	£40 per letter	
Early Termination (if agreed by the Landlord)	1 months rent	
Amendments to the tenancy agreement	£60	

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