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CLIENT MONEY PROTECTION  
 (CMP) PROVIDED BY:



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# FEES TO: TENANTS

**JOHNGOODWIN.CO.UK**

## BEFORE YOU MOVE IN:

**SET UP Fee Non Returnable** £175.00 (inc VAT) for one Tenant  
 Referencing for each person applying (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 - non returnable charge and fees will still apply if you withdraw

**Additional Tenant Fee** £50.00 (inc VAT) per Tenant  
 Processing the application, associated paperwork and referencing as above terms for SET UP Fee Non Returnable

**Guarantor Fee** £50.00 (inc VAT) per Guarantor (if required)  
 Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement as above terms for SET UP Fee Non Returnable

**Permitted Occupier Fee** £75.00 (inc VAT) Per Permitted Occupier  
 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, processing the application, associated paperwork and referencing as above terms for SET UP Fee Non Returnable

**Amendments of contracts and charge** if tenants change the move in date £54.00 (inc VAT)

**Pet Deposit** Non-Returnable (in additional Security Deposit) of £60.00 (inc VAT)  
 To cover the added risk of flea or insect infestation and is a non returnable charge for the privilege of keeping a pet at the property

## DURING YOUR TENANCY:

**Amendment Fee** £150.00 (inc VAT)  
 Contract negotiation, amending terms and updating your tenancy agreement during your tenancy, processing the application, associated paperwork and referencing and registering of deposit

**Renewal Fee (if tenant request)** £120.00 (inc VAT)  
 Contract negotiation, amending and updating terms and arranging a further tenancy and agreement, processing the application, associated paperwork and referencing and registering of deposit

## ENDING YOUR TENANCY:

**Check Out Fee (Second Visit)** £60.00 (inc VAT)  
 This applies to attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s) if a second visit is required due to a dilapidation claim

Should a Tenant wish to terminate a Tenancy before the End of the Fixed Term and the Landlord agrees that the Tenancy can be terminated early, the Tenant will be responsible for the repayment of the Pro Rata Commission paid in advance by the Landlord for the unexpired parting of the Tenancy and the Landlord re-letting costs

## OTHER FEES AND CHARGES:

**Lost Security Items** £60.00 (inc VAT) plus Item Cost  
 Obtaining necessary permissions, sourcing providers and travel costs

## Out Of Hours Services

Where actions of the tenant results in the Agent (or nominated Contractor) attending the property, time to remedy the situation is charged at the Hourly Rate chargeable by the Contractor using their rates

**Unpaid Rent / Returned Payments** Interest at 4% above Bank Of England Base Rate from Due Date

A Charge will be made to the Tenant each time a payment fails to clear of £27.50 inc VAT

If the Landlord / Agent writes to the Tenant as a direct breach of any of the covenants on the part of a tenant, a Charge will be payable by the Tenant of £15.00 inc VAT

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF OUR STAFF