

STATEMENT OF FEES CHARGED TO TENANT(S)

We charge students a Non-Refundable Administration Fee of £75 per person (Inc Vat) when letting a student house or room. For any student(s) letting a 1 or 2 bedroom property, we charge £250 (Inc Vat) for the first applicant, plus £60 (Inc. Vat) for each additional applicant or guarantor. All fees are due in addition to any rent or bond requirement.

For an applicant letting one of our residential properties we charge £250 (Inc Vat). We charge £60 (Inc. Vat) for each additional applicant or guarantor. All fees are due in addition to any rent or bond requirement.

NOTE: When the administration fee is paid the property is removed from our marketing and references will be taken up. If the applicant(s) fail the referencing procedure or withdraw from the application the fees are non-refundable and will cover the cost of the references and or our efforts and costs to remarket the property. If the applicant(s) are successful the fee will pay for the referencing process and to contribute to the costs of the tenancy documentation including the tenancy agreement.

RESIDENTIAL TENANCY EXTENSION CHARGE - £60 Inc Vat.

STUDENT TENANCY EXTENTION CHARGE - £75 Inc Vat.

RESIDENTIAL TENANT(S) VACATION CHARGE - £50 Inc Vat.

STUDENT TENANT(S) VACATION CHARGE - £120 Inc Vat.

OVERDUE PAYMENT CHARGE - £30 Inc Vat. Plus 6% per annum of any arrears.

CHARGE FOR KEY METER BEING INSTALLED WITHOUT PERMISSION - £120 Inc Vat.

BREACH OF CONTRACT LETTER – £25 Inc Vat.

PAYMENT RETURNED CHARGE - £25 Inc Vat.

TENANT LIABILITY INSURANCE – All Tenant(s) must take out this insurance. Level of charge depends on property and insurance company instructed.

STUDENT TENANCY – Failure to return keys on the same day as given during summer retainer period - £36 Inc Vat for each day unreturned.

STUDENT TENANCY – £60 Inc Vat charge should Student(s) fail to have property professionally cleaned at the end of tenancy. In addition to any cleaning charges incurred.

FAILURE TO RETURN KEYS AT THE END OF A TENANCY - £120 Inc Vat, plus any costs for the change of locks.

PAYMENT CHARGES – 0.75% for debit cards. 2.5% for credit cards. £1.50 for every £100 in cash received.

STUDENT TENANCY - If an individual tenant wishes to withdraw from the tenancy and finds a suitable replacement then an administration fee of £150 (Inc VAT) must be paid by the outgoing tenant. If an individual tenant wishes to withdraw from the tenancy and instructs the Agent to market the room for a replacement an initial charge of £150 (Inc Vat) is payable by the tenant. If successful a further fee of £150 (Inc Vat) is payable. If the entire group wish to withdraw from the tenancy an initial fee of £300 (Inc Vat) payable by the Tenant(s). If the Agent is successful in finding a replacement group then a further £300 (Inc Vat) is payable. All fees must be paid before any

new tenancy is made 'live'. ALL FEES ARE NON-REFUNDABLE. By paying the remarketing fee this do not guarantee success and if no replacement is found the Tenant(s) will remain responsible for the rent due under the terms of the contract.