



FEES TO: Tenants

Email: CORNERSTONEESTATES.CO.UK Tel: 01305 759109

BEFORE YOU MOVE IN:

Referencing £120 (inc VAT) per tenant

Referencing (identity, immigration and visa conformation, 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).

- Additional Tenant Fee £120 (inc VAT) per tenant
Processing the application, associated paperwork and referencing.
- Guarantor Fee £120 (inc VAT) per tenant
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.
- Permitted Occupier Fee £120 (inc VAT) per tenant
Explaining to any permitted occupier their rights and responsibilities towards the names tenant(s) and landlord as well as the provisions of documentary guidance and assistance during the tenancy.

Tenancy Set Up Fee: £115 (inc VAT)

Preparation of tenancy agreement, protection of Deposit, viewings/move in, to notify utilities of move in.

Accompanied Check in Fee (Tenants share/split): £90 (inc VAT)

Preparing and inventory and schedule of condition of the property, explaining how appliances function and taking meter readings for utilities and services with intention to inform relevant providers.

Pet Deposit: Returnable additional security deposit of £150

To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized scheme and may be returned at the end of the tenancy.

Right to Rent Check:

For all non UK & EU residents, to allow us to check the applicants right to rent in the UK in accordance with The Immigration Act 2014.

DURING YOUR TENANCY:

Renewal Fee: Nil

We **DO NOT** charge for contract amendment or updating terms to be completed during tenancy to arrange further tenancy.

ENDING YOUR TENANCY:

Check Out Fee: Nil

We **DO NOT** charge a move out fee on termination of your tenancy.

OTHER FEES AND CHARGES:

Lost security items: £30 (inc VAT)

Obtaining necessary permissions, sourcing providers and travel costs

Out of Hours Services: £30 per hour (inc VAT) plus any actual costs incurred

Unpaid Rent / Returned Payments Interest at 4% above Bank of England base rate from date due

Professional Cleaning (if required): £20 (inc VAT) per hour which will be deducted from the Security Deposit Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

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

INDEPENDENT REDRESS PROVIDED BY: TPOs



UK ALA REGISTERED MEMBER:

