

This document sets out the current Standard Fee Rates

These rates are subject to change. The fees set out below include any VAT or other taxes applicable.

Tenant Fees	Amount	Details of when the fee becomes due
Agency Fees	£277.00 (Payable by each tenant), or £377.00 (for couples)	This fee covers set up of tenancy agreement, tenant reference checks, check in and, deposit protection
Reservation Fee	£500.00	This fee is payable for each room that is reserved, and the amount is allocated to your rent account.
Whole Property Agency Fee	£500	This fee covers set up of tenancy agreement, tenant reference checks, check in and, deposit protection
Whole Property Reservation Fee	£500	This fee is payable for each property that is reserved, and the amount is allocated to your rent account.
Key and/or fob Replacement Fee	£40 per replacement key £20 per replacement fob	This fee is charged to provide replacement or additional keys or fobs including where the tenant fails to return their keys or fobs at the end of the Term.
Late Payment Fees	£40.00	This fee is charged where rent, or other payments due under the tenancy agreement are received late by the Landlord.
Payment processing Fee	£10.00	This fee is charged to cover the cost of processing any payments made and can involve the following: checking, recording, updating, hire of terminals, transfer charges, currency conversion charges, bank charges.
Agent Visit Fees	£120.00 per visit	This fee is charged for each time an employee, contractor or agent visits the Room because of a late payment of rent or other payment due under the tenancy agreement.
Unreferenced Payment Fee	£40.00 per unreferenced payment	This fee is charged where a payment is made by the Tenant or on the Tenant's behalf without the correct reference. Each payment to the Landlord must be accompanied by the correct reference.
Contract Amendment Fee	£80.00	This fee is a fee for making amendments or variations to the tenancy Agreement. This fee does not apply to contract renewals
Check Out Fee	£54.00	This fee is charged at the end of the tenancy to complete a check out report to ensure all is in order with the property.
Short stay check in fee	£54.00	This fee is charged for short stays of 8 weeks or less to cover the cost of preparing the room, check in, contract, and ID check
Cleaning Call Out Charge	£80.00	This fee is the minimum charge to arrange to clean the Room and/or the Building where the Tenant has failed to comply with its obligations.
Pests Fee	£150.00 per visit	Where any pests are found in the Room such as (but not limited to) bed bugs, the Landlord will charge £150 per visit to eliminate the problem
Fair Use Fee	£50.00	This fee is charged where the Fair Use Policy has not been complied with in the Building and is chargeable to each Tenant occupying the Building
Lock Out Fee	£50.00	This fee is charged when the tenant requires the landlord to provide access to the building or room
Landlord Fees		
Full Management	10 %	This fee is payable for each property for full management
Let Only	8 %	This fee is payable for each property for let only
Sole Sales Fee	1 %	This fee is payable on finding a buyer for the property
Multiple Sales Fee	1.5%	This fee is payable on finding a buyer for the property where instructed with multiple agencies

We are members of The Property Redress Scheme & Client Money Protection