



WOOD & PILCHER

IS AN ARLA LICENSED MEMBER
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CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: ARLA



INDEPENDENT REDRESS
PROVIDED BY: TPOs



FEES TO: TENANTS

WWW.WOODANDPILCHER.COM

BEFORE YOU MOVE IN:

Set up fee (tenant's share) £240.00 (inc VAT) for up to two tenants
Referencing up to two tenants (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

Additional Tenant Fee £60.00 (inc VAT) per tenant
Processing the application, associated paperwork and referencing

Guarantor Fee £60.00 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Permitted Occupier Fee £60.00 (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

DURING YOUR TENANCY:

Amendment Fee £120.00 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share) £50.00 (inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Breach of Tenancy £25.00 (inc VAT)
For any letter the Agent, acting reasonably, has to send to the Tenant concerning breaches of the tenancy agreement

ENDING YOUR TENANCY:

Check out Fee (tenant's share) £145.00 (inc VAT)
Independent Inventory Clerk to attend the property to undertake an updated Schedule of Condition based on the original inventory, to be used for the assessment of dilapidations and the return of the security deposit(s). (Fee charged at cost from Independent Clerk and price quoted is based on an average sized unfurnished 3 bedroom house. Please ask a member of staff for the cost of other sized properties)

Future Landlord Reference Fee £40.00 (inc VAT) per reference request
Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:

Lost Security Items £75.00 (inc VAT) plus item cost
Obtaining necessary permissions, sourcing providers and travel costs

Out of Hours Services £60.00 per hour (inc VAT) plus any actual costs incurred
Where actions of the tenant results in the agent attending the property, time to remedy the situation is charged at the hourly rate

Unpaid Rent Interest at 10% per annum from date due until payment received

Returned Payments £30.00 (inc VAT) for each presentation that fails
For any payment presented to the Landlord's Agent's bank but returned, refused or re-presented by the bank for any reason.

Professional Cleaning (if required) £390.00 (inc VAT) 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. (Fee charged at cost by Independent Contractor and price quoted is based on a full professional clean, including oven and carpets, for an average sized unfurnished 3 bedroom house. Please ask a member of staff for the cost of other sized properties)

Abortive Tenancy Fee £120.00 (inc VAT) per Tenant
Should you fail referencing or not wish to proceed with a tenancy following acceptance of an offer

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

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