

TENANTS GUIDE TO FEES

We appreciate that renting a property can be a daunting process and we want to ensure that you have all the information to hand to make an informed decision. All fees quoted are inclusive of VAT.

TENANCY APPLICATION AND REFERENCING CHECKS

£180.00 SINGLE APPLICATION;

£240.00 DOUBLE APPLICATION/COMPANY LET

THE FEE INCLUDES;

- Reference/Credit Check on the applicant(s)
- Drawing up the initial tenancy agreement
- Registering the Tenants deposit with the Tenancy Deposit Scheme (TDS)

All persons who are named on the tenancy agreement have to undergo a reference check. This does not guarantee that a tenancy will be successful and is subject to the Landlords approval.

Within the fee an element is allocated to drawing up the tenancy agreement and registering the deposit, if the application is unsuccessful, £72.00 of the initial fee will be refunded to you.

DEPOSIT

The deposit is generally equivalent to the first months rent. Follwells are a member of the RICS Client Money Protection Scheme which ensures that all client money is protected. The money is held in our client account and registered with the TDS. A copy of the certificate will be issued to all relevant parties within 30 days of the deposit being received. The deposit is held against any damages or expenses that may arise during the duration of the tenancy. Follwells hold the money as a Stakeholder and we cannot release the money to either the Landlord or the Tenant without the agreement of both parties. No interest on the deposit will be payable to either party.

ADDITIONAL FEES

Check out Fee –minimum fee is £72.00.

This is dependent on the size of the property. This will be carried out by an independent company and will be compared to the inventory that will have been prepared at the start of the tenancy.

Reissuing a Tenancy Agreement and re protecting the Deposit £72.00

The tenancy agreement you sign will be for an initial 6 or 12 months depending on the requirements of the Landlord. At the end of this fixed period the Landlord may decide to regain possession of the property, if this is the case two months notice is provided to the Tenant. If the Tenant decides that they want to move out at the end of the fixed term there is no need to provide written notice to the Agent or Landlord. If you decide to remain at the property and the Landlord is in agreement there are two options;

1. Re sign for a fixed term period – fee incurred as above
2. Move onto a Periodic Tenancy

This is where the terms of the original contract continue until either party gives notice. The Tenant must provide one month's written notice and the Landlord must provide two months. No fees are incurred as long as nothing has changed since the original tenancy agreement was signed, e.g the original tenants that are named on tenancy agreement must still be living at the property.

TENANTS RESPONSIBILITIES

- To inform the Landlord of any change of occupancy
- To inform the Landlord If you wish to keep a pet at the property
- To inform the Landlord of any issues with the property
- Insure his/her personal effects and furnishings
- Pay directly to all the relevant utility providers to the property including council tax

Follwells are members of the RICS and as such have a strict code of conduct to adhere to. We are a member of the independent redress scheme, Ombudsman Services-Property. If you have any concerns about the service that you have received in the first instance please contact Thomas Follwell 01782 615530 to request a copy of our complaints handling procedure.