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CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: TENANTS

www.mackenziesmith.co.uk

BEFORE YOU MOVE IN:

Set up fee (tenant's share) £450.00 (inc VAT) Per property
Referencing up to 2 adults (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 £150.00 (inc VAT) per tenant
Processing the application, associated paperwork and referencing

Guarantor Fee £120.00 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Accompanied Check-in Fee £282.00 (inc VAT) Based on 6 bedroom furnished property
Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

Pet Deposit 2 months rent instead of usual 1.5 months rent
To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy

DURING YOUR TENANCY:
Adding or Removing a Tenant £450.00 (Inc VAT)
Carrying out additional referencing, tenancy agreement, re-registering the security deposit and all associated paperwork.

Amendment Fee £90.00 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share) £90.00 (inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

ENDING YOUR TENANCY:
Check out Fee (tenant's share) £N/A (inc VAT)
Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)

Future Landlord Reference Fee £0.00 (inc VAT) per reference request
Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:
Unpaid Rent Interest at 8% above Bank of England Base Rate from date due.
Returned Payments £36.00 (Inc VAT) If the tenant has not cancelled their final standing order for rent and this is paid to us.

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

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