



TOWN &
COUNTRY
PROPERTY SERVICES

TENANT AND
LANDLORD FEES

TENANTS PRE TENANCY TERMS & CONDITIONS

PLEASE NOTE THAT THE INITIAL FOLLOWING CONDITIONS APPLY IF YOU WISH TO RENT ANY OF OUR PROPERTIES.

Suitable references from employer, bank, current landlord and character reference. In some instances we will also require a guarantor.

1. One month's rent in advance in cleared funds.
2. One month's rent plus £100 as a damage deposit in cleared funds
3. Non UK residents who are required to pay 6 months rent in advance, who cannot provide a UK homeowner guarantor will be required to pay 2 months rent as a damage deposit.
4. The administration fee is £175 per person for references including credit check and drawing up the tenancy agreement. If a guarantor is required, a fee of £30 per guarantor will be added.
5. Housing Benefit recipients must supply a suitable guarantor together with appropriate financial references.
6. A holding deposit of £200 for the first applicant plus £100 for each additional applicant in cash or bankers draft is required to secure any property (this is deductible from the balance due upon entry).
7. Animals are not allowed in any property without permission from the landlord. If permission is given we may require an additional deposit of £150.
8. All properties are let exclusive of services i.e. Gas, Electric, Council Tax & Water Rates.
9. All rental payments are to be paid in advance on a monthly basis by standing order mandate.
10. All fees are inclusive of VAT.

LANDLORD FEES

OUR FEES ARE VERY STRAIGHT FORWARD AND ARE;

VAT at the current rate of 20% will need to be added to these fees where appropriate)

Management Fee:	10% of rent due
Letting and Rent Collection fee:	8% of rent due
Letting Only Service:	2 weeks rent + VAT for 6 month tenancy. 3 weeks rent + VAT for 12 month tenancy
Carrying out Inventory for Letting And Rent Collection:	£100 - £200 depending on size of property
Supervision of major works over £1000 (except boiler replacement):	10% of total works sum
Tenancy Deposit Protection Cover:	£11 PA
Duplication & testing of extra keys:	£10 plus costs

