



STANDARD TENANT FEES

At the commencement of a tenancy, the tenant is asked to pay the following (in addition to the rent and deposit):-

REFERENCING FEE	This assures the Landlord of your personal and financial suitability to take on the responsibility of the Tenancy (up to two tenants) and covers identity, immigration and financial reference checks and associated administration.	£200 inc VAT
	NOTE: Where there are more than two parties requiring referencing – joint tenants or guarantors – each individual party will be charged an additional	£30 inc VAT
INVENTORY FEE (Applicable only if you are accepted by the Landlord)	This provides you with the security of a written and photographic record of the condition and fixtures and fittings included in the tenancy to help prevent any arguments when you decide to leave.	£120 inc VAT (min) To £240 inc VAT (max)
	NB: Each inventory fee is calculated on the size of the property and will be advised to you before you are asked to sign the tenancy agreement.	

At the end of a tenancy, the tenant is asked to pay the following:-

CHECK OUT FEE	Attending a property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)	£90 inc VAT
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Notes:

While RH & RW Clutton will not charge you any more than detailed above, the tenancy agreement with the Landlord will include a requirement for you to pay sums in addition to the rent if you breach its terms, such as interest on unpaid rent and/or dilapidations if you damage the property.

Your deposit money will be held in a discrete account at NatWest Bank which is protected under the Government backed Tenancy Deposit Scheme.

RH & RW Clutton has an RICS compliant complaints scheme and is also a member of the Ombudsman Services:Property PO Box 1021 Warrington WA4 9FE.