

FEES TO TENANTS

AJPM NORTHERN LTD

INDEPENDENT REDRESS PROVIDED BY THE PROPERTY OMBUDSMAN

FEES TO TENANTS £250 paid upfront and is **NON REFUNDABLE** BEFORE YOU MOVE IN:

- Set up fee (tenants share) for up to two tenants - £250
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 - £45
Processing the application, associated paperwork and referencing
- Guarantor Fee -£45
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement
- Permitted Occupier Fee - £45
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
- Accompanied Check-in Fee - £45
Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services.
- Pet Deposit - £300
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

- Amendment Fee - £100
- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy
- Renewal Fee (tenants share)- £50

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

ENDING YOUR TENANCY

- Check out fee (tenants share) - £50 to £100
Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.
- Future Landlord Reference Fee - £25
Collating information and preparing a reference for a future landlord or letting agent.

OTHER FEES AND CHARGES

- Lost Security Items - £50 plus item cost
Obtaining necessary permissions, sourcing providers and travel costs
- Out of hours services - £50 per hour plus any actual costs incurred
Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate.
- Unpaid Rent/ Returned Payments - £25 plus interest at 8% above Bank of England Base Rate from due date
- Professional Cleaning (if required) - £50 to £250 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.

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