



## TENANTS FEES AND CHARGES (as of June 2019)

Below is a breakdown of all the associated costs required in advance, related to letting a property through Nevin and Wells Residential.

### RESERVATION FEE

We will take a reservation fee, on acceptance of offer, to reserve the property and remove it from our available list, subject to contract and references. Typically the equivalent to £100.00 per tenant.

Acceptance is subject to contract and references. This fee does not oblige the landlord to let, nor does it create a Tenancy Agreement between both parties. This amount is then deducted from the security deposit and used towards it.

### REFERENCES

All tenants and guarantors will be referenced and this service is free.

### SECURITY DEPOSIT

An amount equivalent to five weeks rent is required.

### TENANCY AGREEMENT

A Tenancy Agreement will be drawn up. Please note that all named tenants on the tenancy agreement will be required to sign all documents prior to commencement of the tenancy.

### RENT

Is payable monthly in advance by Standing Order from one bank account only.

### CLEANING SERVICES

If the property was professionally cleaned you will need to pay for one to be done when leaving, we can recommend a company we trust and have used for several years.

### £50.00 CHARGES TO TENANTS

For additional key to be cut plus cost of key.

For additional copies of contract/AST.

Master Keys will no longer be released to Tenants but Nevin and Wells will get keys cut and a call out fee will apply.

Allowing Tenants to access property (in event of loss of keys).

Amendments to contract after tenancy has commenced. E.g. change of name etc.

Lost contract and additional copy provided.

**N.B Payment must be by transfer or cash (receipt will be given)**