

## Pennvale - Tenant Fees Explained

### Before you move in

Advanced Payment (will contribute towards the initial monies due prior to tenancy commencement)	1 Week's Rent
Pre-Tenancy negotiations and preparation of the Tenancy Agreement for tenancy start	Free of Charge
Referencing and Right to Rent Checks for Tenants and Guarantors – Paid direct to the referencing firm	As set-out by the Referencing Firm
Preparation of the Deed of Guarantee	Free of Charge
Company Referencing – Paid direct to the referencing firm	As set-out by the Referencing Firm
Inventory Check-Out Cost studio to 5-bedroom (inventory costs are correct as of 2016 and are payable up-front)	£82.80 - £220.08
Aborted Check-In Fee (non-attendance or delay which has resulted in the appointment having to be cancelled or rescheduled in under 24 hours of the appointment being due)	£96.60
1 <sup>st</sup> Months' Rent	Payable in Advance
Deposit equivalent to 6 Weeks' Rent (NB: Payment of Deposit Monies subject to there being no Deposit Free Solution agreed prior between Landlord and Tenant)	Payable in advance
Pet Deposit (in addition to the prerequisite 6 weeks' deposit)	2 Weeks' Rent
Amendment to the Tenancy Agreement (after being fully prepared prior) including change of tenancy	£35.00 each

### During your tenancy

Negotiation of Renewal Terms and Preparation of Tenancy Agreement (per tenancy)	Free of Charge
Rental Arrears Chase Letter	£18.00
Key Cutting - Total Invoice Cost	Plus handling fee of £12.50
Early Release Fee to incl. the Deed of Early Surrender (breaking your tenancy early)	£375.00

### For tenancy end

Aborted Check-Out Fee (non-attendance or delay which has resulted in the appointment having to be cancelled or rescheduled in under 24 hours of the appointment being due)	£96.60
Return of Rental Monies following failure to cancel Standing Order for Tenancy End	£12.00



**Other fees that may apply**

Interest for Unpaid/Returned Payments	5% above the Bank of England Base Rate from date due
Emergency Out of Hours Call-Out (In the circumstance where a tenants' action or inaction has caused a maintenance issue or problem relating to the premises whereby a contractor has had to be called in to attend to remedy the situation out of normal office hours i.e. post 5pm Monday to Friday or weekend call-outs).	£84.00 plus those contractors' costs incurred

**NB: All costs quoted above are inclusive of VAT. Should you have any queries, please do not hesitate to contact a member of the team.**

