



# Dewhurst Homes

## Tenant Fees

### **MyDeposit Tenancy Deposit Protection Scheme used**

#### **Before you move in**

**Set Up Fee: £200 (incl VAT)** for up to 2 tenants and **£50 (incl vat)** for each additional tenant and/or a guarantor

- Referencing (identify, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability as well as contract negotiation (amended and agreeing terms) and arranging the tenancy and agreement

**Additional Tenant Fee: £50.00 (incl VAT)** per tenant

- Processing the application, associated paperwork and referencing

**Guarantor Fee: £50.00** per guarantor (if required)

- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

**Permitted Occupier Fee: £0.00** per permitted occupier

- 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: £0.00**

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

**Pet Deposit:** returnable additional Security Deposit of **£200**

- To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized Scheme and may be returned at the end of the tenancy

## During Your Tenancy

### **Renewal Fee: £54 (incl VAT)**

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

## Ending Your Tenancy

### **Check Out Fee: £0.00**

- Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)

### **Future Landlord Referencing Fee: £0.00** per reference request

- Collating information and preparing a reference for a future landlord or letting agent

### **Out Of Hours Services: £0.00** 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 hourly rate

### **Unpaid Rent / Returned Payments:**

- Interest at 8% above Bank Of England Base Rate from date due

Tenant fees are non-refundable

