



## FEEES TO TENANTS

Client Money Protection provided by:



Independent Redress:



propertymark



## FEES TO TENANTS

### BEFORE YOU MOVE IN

Set Up Fee (tenant's share): 10 days rent + VAT (12 days rent Inc. VAT)

Referencing per property (identity, immigration and visa confirmation, financial credit checks, obtaining references from previous landlords, obtaining references from current or previous employers and any other relevant information to assess affordability), contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. Minimum fee of £285.00 Inc. VAT. e.g. to apply for a property at £1000.00pcm the fee payable on application would be £394.52.

#### Additional:

Tenant Handling Fee: £12.00 (Inc. VAT) Covering the arrangement of the inventory check in on the tenants behalf  
Express Move In Fee: £72.00 (inc VAT) to move in within 7 days of application

Guarantor Fee: £96.00 (Inc. VAT) per guarantor (if required)  
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Permitted Occupier Fee: £30.00 (Inc. VAT) 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.

Independent and Professional Accompanied Check-in: £101.64-£283.80 fee dependant on property size and furnishing status (Inc. VAT)

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 2 weeks rent (calculated: rental amount X 12 /52 X 2)

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 (tenant's share): £84.00 (Inc. VAT)  
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Renewal Amendment: £30.00 (Inc. VAT)

For the amendment and/or additional clauses after the memorandum of extension for the renewed term has been prepared and issued.

### ENDING YOUR TENANCY:

Early Termination: £360.00 (Inc. VAT) or the remaining agency commission owed for the current agreement, whichever is greater. Subject to landlord agreement, the fee is payable for the release from the tenancy agreement, plus the landlord's share of check out costs, set up costs for new tenancy, as detailed in our fees to landlords document.

### OTHER FEES AND CHARGES

Unpaid Rent/Returned Payments

Interest as per the signed tenancy agreement plus £12.00 (Inc. VAT) per arrears letter from letter two.

Failure to cancel standing order: £30 (Inc. VAT)

For the return of a rental payment made to JNP after the expiry of the tenancy

Professional Cleaning (if required): £30.00 (Inc. VAT) plus the cost of contractor's invoice- 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.

Aborted Appointments: £36.00 (Inc. VAT) plus contractor fee (variable dependant on appointment) for arranged appointments, property inspections and contractor visits to include check in/check out appointments. Cancelled with less than 24 hours notice.

Accompanying Contractor Visits: £60.00 (inc VAT) per hour

Printing Inventory/Check in/Check Out Reports: £12.00 (inc VAT) each

**Client Money Protection is provided by Propertymark.**

**The redress scheme for The JNP Partnership is The Property Ombudsman Scheme.**

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