

Pennington

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CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: TENANTS

www.pennington-online.co.uk Tel: 01473 214343

BEFORE YOU MOVE IN:

Reference Fee (per Adult tenant) £90.00 (inc VAT) per person over the age of 18
Includes Referencing (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)

Tenancy Fee £150.00 (inc VAT) per tenancy
Processing the application, and arranging the tenancy agreement and the costs to draw it up.

Guarantor Fee £90.00 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Accompanied Check-in Fee (Not Mandatory) £60.00 (inc VAT)
Going through the Inventory at the property.

DURING YOUR TENANCY:

Amendment Fee £42.00 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy including Pet, smoking, removal of tenant after fixed term contract

Renewal Fee (If requested by tenant, can be shared by the Landlord if agreed) New 6 month or less £120 (inc VAT) 12 month £150 (inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy agreement being signed by all parties.

ENDING YOUR TENANCY:

Check out Fee (tenant's share) £60.00 (inc VAT)
Attending the property to undertake a Final Inspection and check Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)

OTHER FEES AND CHARGES:

Copy of Tenancy Agreement (paper copy if lost or misplaced) £18.00 (inc VAT)
Copy of Inventory (paper copy if lost or misplaced) £18.00 (inc VAT)
Hourly charge for Professional Services £42.00 (inc VAT) per hour

Pre-Final Inspection (to whomever requests) £ 36.00 (inc VAT)
A visit by a Property Manager to assess what might be required to be done prior to a Full final Inspection being carried out.

Unpaid Rent / Returned Payments Interest charged at whatever the Law society rate is currently 4.5%

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

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Adv estate