



## LANDLORD FEES

Tenant referencing - £50 (£60 inc. vat) per tenant

Gas certificate - £80.00 (£96 inc. vat)

Gas certificate & boiler service - £170.00 (£204 inc. vat)

EPC - £150.00 (£180 inc. vat)

EICR - £280 (£336 inc. vat)

Deposit protection - £60 (£72 inc. vat)

Smoke alarm installation - £72 (£86.40 inc. vat)

Smoke alarm test - £60 (£72 inc. vat)

Let & Rent Collection - 10% (12% inc. vat)

Management - 15% (18% inc. vat)

Key holding (non-managed) - £24/month (£28.60 inc. vat)

Serving Section 21 notice - £360 (£432 inc. vat)

Court possession paperwork - £600 (£720 inc. vat)

Property Inspection - £90 (£108 inc. vat)

Inventory & Check in/out Depends on property size (individually quoted)

Rental Insurance (rent Guntree) - £270 (6 months) (£324 inc. vat)

Legal & Expense Cover - £75 (£90 inc. vat)

Additional fees may be chargeable

Hide Homes Limited are member of Propertymark & Propertymark Client Money Protection Scheme

# TENANT FEES

Referencing for new tenancies - No charge

Guarantor reference - No charge

Renewal of tenancy - No charge

Deposit - One week's rent. - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraws from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other (per tenancy) Deadline for Agreement as we agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred, there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or another security device(s). Variation of Contract (Tenant's Request)

Variation of Contract (Tenant's Request) - £50 per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents. Change of Sharer

Change of Sharer (Tenant's Request) - £50 per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration, and the preparation and execution of new legal documents.

Early Termination - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property and all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

