



# HOMES OR HOUSES

November 23, 2016

All Prices Inclusive of VAT

Fee	Price & Description
Application fee	<b>£180</b> Referencing up to two tenants (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) and arranging the tenancy and agreement.
Additional Tenant Fee	<b>£0</b>
Guarantor Fee	<b>£0</b>
Pet Deposit	The equivalent of 1.5 months rent is required if pets will be kept at the property, which is a 50% higher than the standard security deposit required of one month. To cover the added risk of property damage. This will be protected with your security deposit in a Government authorised scheme and may be returned at the end of the tenancy dependent on property.
Changes to your tenancy terms	<b>£45</b> Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.
Renewal Fee	<b>£0</b>
Check Out Fee	<b>£0</b>
Future Landlord Reference Fee	<b>£25</b> Collating information and preparing a reference for a future landlord or lettings agent.
Replacement keys	<b>£45</b> Monday - Friday 9am - 5pm <b>£75</b> Out of hours <i>If a lock change is required, a quote will be provided.</i>
Non-Attendance of Maintenance or Property Visits	<b>£40</b> If a maintenance visit is arranged or access is confirmed for the annual Gas Safety Check and there is no one available at the property to allow pre-agreed access, then a charge will be levied.
Out of Hours Maintenance Call out	<b>£45 / hour</b>