

Attwoods summary of tenant fees

<u>Tenancy set-up fee</u>	Amount	inc VAT
One applicant	£300.00	●
Two applicants	£400.00	●
Three applicants	£500.00	●
Four applicants	£600.00	●
Guarantor (if required)	£50.00	●

An agency fee payment will reserve the property for you and include a full reference check, move in paperwork, and move in appointment. Our full reference check include credit check, employment reference and previous landlord reference.

<u>Move in payments</u>	Amount	inc VAT
First months' rent in advance	Agreed rental price	●
Deposit	Agreed deposit	●

All move in payments will be due the start date of your tenancy agreement or on the day you move in. You will complete a standing order form to set up your rental payments either to Attwoods or direct to the landlord.

<u>Post move in fees</u>	Amount	inc VAT
Fixed term renewal fee	£45.00	+ VAT
Addendum to the agreement	£45.00	+ VAT

For a fixed term tenancy to be applied following the end of the original contract, it must be agreed by the Landlord and the Tenant. In cases where both parties do not agree, the tenancy will become a periodic tenancy.

An addendum to the agreement will arise by the tenant's actions. For example, if one of the tenants moves out, or if a tenant's name changes.

<u>Student letting fees/Room rental applicants</u>	Amount	inc VAT
Each student	£175.00	●

All student rental properties will require a tenancy set-up fee per student. This payment includes a reservation on the property for you and your house group, move in paperwork and arrangements between you the Tenant and Landlord. Move in paperwork will include tenant and guarantor references. More information can be found on our students page, or by calling us on 0117 9582020.

- Includes VAT

NB – VAT calculated is at a rate of 20%

Any questions regarding the above, please feel free to contact us to discuss this.

