

# Meller Braggins

## FEES TO TENANTS

### BEFORE YOU MOVE IN:

Each applicant will be required to satisfy reference checks through HomeLet Referencing Service. The referencing fee is dependent upon the rental price of the property and the number of applicants over the age of 18.

If one applicant can satisfy the HomeLet referencing requirements, the second (and third where relevant) applicant will only need to satisfy a credit check.

Charges (including VAT at the current rate) below apply where one applicant can satisfy the full HomeLet referencing requirements are-

Rent PCM	Up to £1,000	£1001-£1,500	£1,501 - £2,000	Over £2,001 +
1 Applicant	£125	£130	£135	£140

Additional applicants will each be charged a £50 (inc VAT) fee for a basic credit check.

Charges (including VAT at the current rate) below apply where two applicants or more are required to satisfy the full HomeLet referencing requirements are-

Rent PCM	Up to £1,000	£1001 - £1,500	£1,501 - £2,000	Over £2,001 +
2 Applicants	£250	£260	£270	£280
3 Applicants	£375	£390	£405	£420

Guarantor Fee £50 (inc VAT) per guarantor (if required)  
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Fee for contract negotiation (amending & agreeing terms) and arranging the Tenancy & Agreement £70 (inc VAT)

Pet Deposit Returnable additional Security Deposit of a minimum of 1.5 months' rent  
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

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



35-37 Princess Street, Knutsford, WA16 6BP

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### During your tenancy:

Amendment Fee                    £114 (inc VAT)

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share)      £50 (inc VAT)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

### OTHER FEES AND CHARGES:

Lost Security Items                £25 (inc VAT) plus item cost

Obtaining necessary permissions, sourcing providers and travel costs

Out of Hours Services              £50 per hour (inc VAT) plus any actual costs incurred

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate

Unpaid Rent/Returned Payments    Interest at 8% above Bank of England Base Rate from date due

Professional Cleaning (if required) £15 per hour (inc VAT) which will be 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

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