

# Meller Braggins

## FEES TO TENANTS

### BEFORE YOU MOVE IN:

Each applicant will be required to satisfy reference checks through HomeLet Referencing Services.

Any applicant over the age of 18 years will be required to pay an application fee on application which covers referencing, administration, preparation of the tenancy agreement as well as registration of the deposit.

If you require a guarantor to support your application, have pets, require changes to your tenancy agreement or there are any breaches of the agreement, then additional charges will apply.

The reference fee is dependent upon the number of applicants and the rental price of the property. Please find below a list of applicable fees—all fees quoted include VAT and are subject to change:

<b>Fees payable on application:</b>	<b>Inclusive of VAT (up to £1,000pcm)</b>	<b>Inclusive of VAT (from £1,001 to £2,000 pcm)</b>	<b>Inclusive of VAT (from £2,001+pcm)</b>
Application fee—1 applicant	£175	£190	£200
Application fee—2 applicants	£350	£380	£400
Application fee—3 applicants	£525	£570	£600
Guarantor fee (per applicant and where required)	£75	£75	£75
Pets Permission Fee (plus additional deposit of £100 per pet)	£36	£36	£36
Administration fee*	£114	£114	£114
Company Application	£200	£200	£200

\*NOTE: On receipt of an acceptable report from HomeLet, an Administration fee of £114 (inclusive of VAT) is payable in addition to any referencing application fee and before a tenancy agreement is prepared. If an applicant(s) withdraws at any stage prior to the signing of a Tenancy Agreement being formally completed, the applicant(s) will not be entitled to any refund of the application fee(s) and administration fee.

**IF YOU HAVE ANY QUESTIONS REGARDING OUR FEES,  
THEN PLEASE ASK A MEMBER OF STAFF**



35-37 Princess Street, Knutsford, WA16 6BP

01565 632618 - [knutsford@mellerbraggins.com](mailto:knutsford@mellerbraggins.com) - [www.mellerbraggins.com](http://www.mellerbraggins.com)

# Meller Braggins

## FEES TO TENANTS

### DURING YOUR TENANCY:

Mid Tenancy fees are chargeable under the following circumstances:	Inclusive of VAT
Extensions to Tenancy Agreements (tenant's share) - Please note that extensions cannot automatically be guaranteed)	£114
Credit Control—should Meller Braggins be required to chase collection of rent at any time:	
Telephone call	£12
Letters & Default payments (i.e. returned standing orders)	£30
Amendments Tenancy Agreement*	£114
Letters for any other breach of tenancy	£30
Failure to attend an appointment or contractor visit	£30
Out of hours service (where actions of the tenant result in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate	£50 per hour
Arrangement of remedial works following tenant damage to a property, or other obligations not fulfilled—the tenant will be liable for payment in full for such work, together with an administration fee equal to 15% of the cost of the work carried out	Min £30 Administration fee
Professional cleaning (if required)	£22 per hour
Lost security items (including obtaining necessary permissions, sourcing providers and travel costs)	£25 plus item cost
Unpaid rent (from date due)	Interest at 8% above Bank of England base rate
Provision of reference for future landlord (cost per applicant)	£30

**IF YOU HAVE ANY QUESTIONS REGARDING OUR FEES,  
THEN PLEASE ASK A MEMBER OF STAFF**



35-37 Princess Street, Knutsford, WA16 6BP

01565 632618 - [knutsford@mellerbraggins.com](mailto:knutsford@mellerbraggins.com) - [www.mellerbraggins.com](http://www.mellerbraggins.com)