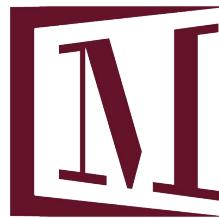


# TENANT FEES SCHEDULE

## NON-HOUSING ACT TENANCIES (NHAS)



[www.maskells.com](http://www.maskells.com)

### BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share): £240 (inc. VAT) per tenancy. Contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement and other tenancy documentation.

Tenant Referencing Fees: £48 (inc. VAT) per tenant. (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers/ landlords and any other relevant information to assess affordability).

Company Referencing Fees: £66 inc. VAT)

Guarantor Fees: £60 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Deposit: Usually equivalent to 6 week's rent.

Pet Deposit: Additional Security Deposit of 2 weeks' rent To cover the added risk of property damage. This will be protected with your security deposit in government-authorised scheme and may be returned at the end of the tenancy.

### DURING YOUR TENANCY

Renewal Fees (Tenant's Share): £144 (inc. VAT) per tenancy Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Variation of Contract Fees: £240 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer Fee: £240 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Tenant Referencing Fees during the change of sharer process: £48 (inc. VAT) per tenant and guarantor (if required).

### ENDING YOUR TENANCY

Check out Fee (Tenant's Share): Cost is dependant on the number of bedrooms and/ or size of the property. Please ask us for more details. This cost is for a third party inventory clerk to attend the property to undertake an updated Schedule of Condition based on the original inventory and check in documentation.

Professional Cleaning of the Property: Cost is dependant on the cleaning company chosen, and size of the property. Please ask us for more details.

Early Termination: £300 (inc. VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

### CLIENT MONEY PROTECTION:

[www.propertymark.co.uk](http://www.propertymark.co.uk)

**propertymark**

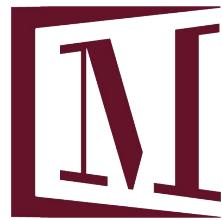
### INDEPENDENT REDRESS:

[www.tpos.co.uk](http://www.tpos.co.uk)



# TENANT FEES SCHEDULE

## NON-HOUSING ACT TENANCIES (NHAS)



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### OTHER FEES AND CHARGES

Lost Key(s) or other Security Device(s): £78 (inc. VAT) plus item cost. Obtaining necessary permissions, sourcing providers and travel costs.

Rent Arrears / Returned Payments: £18 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 4% above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Damage Fee- Potential claims from the inventory check out at the end of the tenancy: At the landlord's discretion, but in line with the Tenancy Deposit Scheme deposit return guidelines.

Please ask a member of staff if you have any questions about our fees.

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