

# Avrasons

## Fees for Tenant's

### Pre-Tenancy Fee's

**Holding Fee:** £500.00

For whole property (not per tenant) based on signing of a Confirmation of offer. Should tenant(s) fail referencing, or subsequently withdraw from the tenancy after signing offer form, then this fee is withheld, should the landlord withdraw for any reason other than failed referencing this the fee is returned to tenants within 48 hours. *(For full referencing Acceptable criteria, please ask your lettings consultant directly)*

**Administration Fee** *(for existing properties)* £120.00pp inclusive of VAT

**Administration Fee** *(for newly instructed properties)* £150.00pp inclusive of VAT (£120.00/ £150.00 dependent on Landlord's Referencing requirements advised on individual properties.) **Guarantor Fee if applicable**  
No Charge

**Incorrect account payments** £20.00 per incorrect transaction  
*(Fee payable for any payment that is deposited into the wrong account. Please be aware that we have three separate accounts for rental, admin and deposit payments and details of these accounts will be provided to you prior to your move in.)*

### During Tenancy Fees

**Break of Contract/ Change of Occupancy Fee** £150.00 inclusive of VAT *(Applicable for any named Tenant vacating the property within the fixed term requiring a replacement tenant. The replacement tenant will be required to pay the administration fee as listed above. This is all at the Landlord's discretion and acceptance of new complete satisfactory reference reports.)*

**Renewal Fee** £120.00 per household inclusive of VAT

*(A renewal fee of the tenancy for another 12 month fixed term subject to rent review.)*

**Check out Fee** £175.00 per household for 1/2/3 bedroom properties, £200 for 4 bedroom properties all-inclusive of VAT.

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*(At the end of the Tenancy, Tenants are to pay the applicable check out fee as listed above in order for the Agent to arrange an Inventory & Check out report scheduling the condition of the property upon vacating.)*

**Late Payment Fee**

£25.00

inclusive of VAT

*(If the Rent is not paid in full 14 days after the date of the month on which is payable then the Agent is permitted to charge the Tenant an administration fee of £25 inclusive of VAT.)*