



TENANTS AND LANDLORDS PRICELIST

The following fees now apply for tenancies that commenced after 1st June 2019. These fees are exempt from VAT

Item	Description	Cost (no VAT applies)	Cost applies to
Holding fee	To be paid at point of offer, this will be deducted from the first months rent	One weeks rent (variable)	Tenant
Deposit	Registered and held with the DPS for the duration of the tenancy	Five weeks rent (variable)	Tenant
Lost keys	Price will vary from replacement keys to replacement locks	Priced by quotation	Tenant
Early termination	Termination of tenancy agreement BEFORE the end of the original fixed term	£395 (may also include rental payments up until the time a new tenant moves in. Limited to the term left on the original tenancy)	Tenant
Landlord set-up fee	Paid once at the start of a tenancy to cover the cost of the inventory, registering the deposit, drawing up the tenancy agreement and check-out at the end of the tenancy	£395	Landlord
EPC	Energy Performance Certificate. Required by law to market a property - lasts 10 years	£75	Landlord
EICR	Electrical Installation Condition Report last for 5 years	£180 + any works	Landlord
Gas Safety Certificate	Required annually by law	average £90	Landlord
Landlord renewal fee	Required from the Landlord at the point of renewal for negotiation and preparation of new tenancy agreements	£120	Landlord