

Standard Letting Fees and Conditions for Tenant –

May vary due to individual property –
please check details in brochure of each property

***Fees*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The incoming tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*).

The incoming tenant will also be responsible for payment of a "MARAS" fee (*Managing Agents Reference Assistance Services Ltd*) representing a security check charge to the sum of £30.00 inclusive of VAT) per Adult person.

Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" ie Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Maras fee are payable in advance.

A tenancy deposit (*returnable damages bond*) will be required before entry which will be deposited in the **GOVERNMENT CUSTODIAL SCHEME of the DEPOSIT PROTECTION SERVICE**; *at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant as to how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a free service, offered by the Government custodial scheme protecting the deposit to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.*

How to rent - The checklist for renting in England: To obtain this government checklist please click the following link :- www.gov.uk/government/publications/how-to-rent

Client Money Protection: Whilst we place all monies received from tenants in a HSBC client account we **do not** presently have Client Money Protection (CMP) insurance.



Member of The Property Ombudsman Scheme www.tpos.co.uk