

Agency Fees for Tenants

BEFORE YOU MOVE IN:

Reservation Fee 1 week's rent - per tenancy
Is taken to hold the property while references are obtained until the initial funds are received. Will be retained by riverhomes if the Tenant withdraws from the tenancy.

Tenancy Deposit 6 weeks' rent – per tenancy
To be held by the Landlord or Agent as Stakeholder then registered with the Deposit Protection Scheme.

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 a Government-authorized scheme and may be returned at the end of the tenancy

Administration fee £330 (inc VAT) per Tenancy
Referencing all tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. Where necessary also includes referencing the guarantor.

Check in fee (third party) £150 (inc VAT) approximately – depends on contractor
Arrangement fee (riverhomes) £42 (inc VAT) per check in
Includes booking of the check in, collating documents, arranging access, preparing a Check In and Inventory of the property and taking meter readings for utilities and services.

DURING YOUR TENANCY:

Renewal Fee (tenant's share) £150 (inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

OTHER FEES AND CHARGES:

Lost Security Items Variable – depends on cost of item lost
Obtaining necessary permissions, sourcing providers (Managed Properties ONLY)

Unpaid Rent / Returned Payments Interest at 8% above Bank of England Base Rate from date due

Professional Cleaning (if required) Variable – depends on level of cleaning and contractors
Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF