



Tenants

Terms and Conditions

John German Estate Agents Ltd is a reliable and reputable firm. We are full members of ARLA, RICS and The Property Ombudsman, making John German a name you can trust.

You should always choose your agent with care, only considering those displaying these trusted accreditations which provide the assurance that you will receive both a high standard of service and the peace of mind that comes with the knowledge your money is protected and your agent abides by a strict code of conduct.

We are required by law to disclose all charges and the information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property through John German.

Please note the charges are the MAXIMUM fees that will be applied depending on your circumstances and the number of tenants. We aim to be as transparent as possible when disclosing our services, procedures and fees.



FEES: TENANTS

NON-OPTIONAL FEES AND CHARGES INCLUDING VAT

BEFORE MOVE IN:

Setup fee (*Tenant's share*) £250.00 (for the first Tenant)

Referencing of one tenant (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.

Additional tenant fee £100.00 (per tenant)

Processing the application, associated paperwork and referencing.

Guarantor Fee £100.00 per guarantor (if required)

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Permitted Occupier fee £50.00 (per permitted occupier)

Explaining to any permitted occupier their rights and responsibilities towards the names tenant/s and landlord as well as the provision of documentary guidance and assistance during the tenancy.

Inventory Fee (*Tenant's share*) £100.00

Preparing and providing an inventory and schedule of condition of the property and taking meter readings for utilities and services.

Pet Premium: £20 per pet per month added to rental. This is only with agreement from the Landlord if he accepts them.

DURING YOUR TENANCY:

Amendment fee/Addendum £90.00

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

Renewal fee (*Tenants share*) £75.00

Contract negotiation and references required when a new occupant is added to the Tenancy.

Change of sharer fee £150.00

To cover administration and references required when a new occupant is added to the Tenancy.

ENDING YOUR TENANCY:

Check out fee (*Tenants share*) £100.00

Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit/s

Future Landlord Reference Fee £25.00 per reference

Collating information and preparing a reference for future landlord or lettings agent

OTHER FEES AND CHARGES:

Lost Security items £50.00 plus item cost

Obtaining necessary permissions, sourcing providers and travel cost

Out of hour's services £150 per hour, plus any additional expense incurred

Where actions of the tenant results in the agent (or nominated contractor) attending, time to remedy the situation is charged at the hourly rate.

Late rent fee £24.00

Returned standing order charge £36.00

Where the Tenancy has ended and the tenant has failed to cancel their standing order

Cash/cheque Handling fee £25.00

Please note we do not take any card payments at all.

IF YOU HAVE ANY QUERIES ON OUR FEES PLEASE FEEL FREE TO GIVE US A CALL TO DISCUSS.

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