



The West Country is Stags Country

Residential Lettings

arla | propertymark

PROTECTED

SCALE OF TENANT FEES

BEFORE YOU MOVE IN:

Tenant Application Fee (first applicant) Referencing (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), drawing up the Tenancy Agreement and Schedule of Condition/Inventory, if compiled.	£216.00 (£180 + VAT)
Additional Tenant Fee Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) for each additional tenant.	£180.00 (£150 + VAT)
Guarantor Application Fee (where required) Covering credit referencing and the preparation of a Deed of Guarantee as part of the Tenancy Agreement.	£132.00 (£110 + VAT)
Company Application Fee Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous landlords, as well as contract negotiation (amending and agreeing terms), drawing the Tenancy Agreement up and Schedule of Condition/Inventory if compiled.	£396.00 (£330 + VAT)
Deposit Administration To receive and register the deposit with the Tenancy Deposit Scheme (TDS), issue prescribed information and Protection Certificate for duration of the Tenancy.	£42.00 (£35 + VAT)
Additional Land/Grazing Agreement Where an additional agreement is required that is outside the scope of a standard Tenancy Agreement.	£90.00 (£75 + VAT)
Pet Agreement Where an additional agreement is required to allow the Tenancy to include pet/s.	£90.00 (£75 + VAT)
DURING YOUR TENANCY:	
Addendum/Change During Tenancy At Tenants Request Contract negotiation, amending terms and updating the Tenancy Agreement.	£90.00 (£75 + VAT)
Rent Late Payment Fee/Failure To Cancel Standing Order Each and every time the rent is received late or received as a result of the standing order not being cancelled by the Tenant.	£36.00 (£30 + VAT)
Renewal Agreement Fee Contract negotiation, agreeing and updating terms, drawing up and exchanging Tenancy Agreements.	£90.00 (£75 + VAT)
Abortive Visit Fee When a property or contractor visit is arranged and confirmed, but cannot be carried out due to access being refused or as a result of the Tenant not being present when agreed.	£60.00 (£50 + VAT)
Breach of Tenancy Letter Each time Stags are required to write to a Tenant as a result of a breach of the Tenancy Agreement	£30.00 (£25 + VAT)

Contractor Arrangement Fee**£30.00** (£25 + VAT)

Each and every time Stags are required to instruct a contractor as a result of the Tenant/s negligence, misuse or not fulfilling their obligations under the terms of the Tenancy.

Replacement/Lost Documents**£30.00** (£25 + VAT)

To the provision of a replacement or lost Tenancy Agreement or Schedule of Condition/Inventory.

Lost Keys**£12.00** (£10 plus VAT)
per key

Cutting of replacement keys

ENDING YOUR TENANCY:**Early Termination Fee****£120.00** (£100 + VAT)

Payable when a Tenant wishes to terminate the agreement prior to the end of the Tenancy (In addition to terms agreed with the Landlord plus associated reletting costs).

Fee For Arranging Works Following Check Out Inspection (Handback Fee) Where Stags are involved in arranging works as a result of the Tenant not fulfilling their obligations under the terms of the Tenancy.

£90.00 (£75 + VAT)**STAGS**