

# Permitted tenant charges.

## Non-Assured Shorthold Tenancy's (Non-AST's)

### Before tenancy commencement:

#### **Holding deposit (per tenancy)**

Equivalent to two weeks rent or less, this will reserve the property to allow the relevant paperwork and referencing (including right to rent) to be completed.

#### **Administration, referencing and tenancy agreement fee (per tenancy)**

£495.00 inc vat (£412.50 + vat) to cover administration costs incurred as part of the pre-tenancy commencement process, as well as costs for referencing and arranging the tenancy agreement.

#### **Guarantor fee**

£270.00 inc vat (£225 + vat) per tenant. To cover further referencing costs and processing of the application.

#### **Deposit**

Equivalent to six weeks rent (unless otherwise agreed). This will be protected in the tenancy deposit scheme and will be returned in accordance with the terms of your tenancy agreement.

#### **Pet deposit**

Equivalent to two weeks' rent in addition to your deposit to cover the added risk of property damage.

### During the tenancy:

#### **Amendment fee**

£300 inc vat (£250 + vat). Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

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### End of the tenancy:

#### **Check out cost**

Cost applicable for the check-out (dependant on size and contents of the property). The landlord usually pays for the inventory and check-in.

### Other fees, charges and information:

#### **Unpaid rent/returned payments**

Interest at 4% above Bank of England base rate from due date.

#### **Professional cleaning**

As per the charge of the cleaning company. The charge will be deducted from the deposit if this has not been carried out at the end of the tenancy. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

#### **Tenant protection**

Pilgrims are a member of which is a client money protection scheme. As well as members of the property ombudsman scheme for letting (TPOS), which is a redress scheme.