

Welcome to our Property Management Services! We offer transparent and straightforward fee structures for all our applicants and tenants. Below is our detailed fee menu, which includes VAT, so you can easily understand the costs associated with your tenancy.

Fee Menu

- **Security Deposit:** Equivalent to 5 weeks' rent. This deposit ensures that the property is returned in good condition and covers any damages or unpaid rent at the end of your tenancy.
- **Holding Fee:** Equivalent to one week's rent taken to secure a property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days
- **Keys/Security Device Replacement:** In case you need a replacement for lost or damaged keys/device, charges will be applied at cost plus an agent's time at a rate of £15/hour to manage your request efficiently.
- **Early Termination of Tenancy:** If you wish to terminate your tenancy agreement within the fixed term, this will be subject to the landlord's agreement. Fees will cover the costs incurred by the landlord to re-let the property.
- **Removal of a Tenant:** £50. This fee covers administrative costs involved in processing your request.
- **Addition of a New Tenant:** £50. This fee includes the necessary background checks and paperwork required to add a new tenant to your lease.
- **Changing a Tenant:** £50. If you need to substitute a tenant on the agreement, this fee will cover the administrative changes.
- **Change to Rental Payment Date:** £50. Should you need to alter your rent payment date, this fee applies to ensure smooth processing.
- **Amend the Tenancy to Allow a Pet:** £50. We'll work with you to amend your agreement to welcome your pet into your home.
- **Late Payment of Rent:** Charged at a daily rate of 3% above the Bank of England base rate (per annum). Ensure timely payments to avoid additional charges.

Our goal is to provide a seamless renting experience, and our carefully curated fee menu helps ensure you have all the relevant information upfront. If you have any questions or need further assistance, please don't hesitate to contact us!

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