

Fees

Before the tenancy has started:

<p>Lead Tenant Credit Check & Referencing <i>This includes us obtaining confirmation of identity as well as checking immigration and visa status. We also obtain references from current or previous employers and landlords, credit checks and any other checks to assess affordability.</i></p>	<p>£270.00 inc. VAT</p>
<p>Additional Person Credit Check & Referencing <i>This fee is for any person (other than the lead tenant) aged 18 or over that will be living in the property. Includes same as above.</i></p>	<p>£120.00 inc. VAT</p>
<p>Guarantor Credit Check & Referencing <i>Includes the same as the "Lead Tenant Credit Check & Referencing".</i></p>	<p>£120.00 inc. VAT</p>
<p>Holding Fee <i>The holding fee is payable in order for us to take the property off the market, subject to satisfactory references and contract. The holding fee will be deducted from the total balance payable on your move-in day.</i></p>	<p>Sum of all credit checks & referencing fees</p>

During the tenancy:

<p>Late Payment <i>Automatically incurred on each rent payment which fails to clear in our bank account before 17:00 PM on the day it is due.</i></p>	<p>£60.00 inc. VAT</p>
<p>Notification of Late Payment <i>Payable towards our administration costs incurred when notifying you by telephone, email or letter of each late rent payment or non-payment of rent.</i></p>	<p>£12.00 inc. VAT</p>
<p>Legal Notices <i>Payable where legal notices such as, section 8 notices or any other notice of breach of tenancy have been served. Tenants are also liable to cover any other court fees applicable.</i></p>	<p>£120.00 inc. VAT</p>
<p>Renewal Fee <i>This is the cost of negotiating another fixed term tenancy with a Landlord and preparing the new Tenancy Agreement and any relevant notice.</i></p>	<p>£60.00 inc. VAT</p>
<p>Amendment Fee <i>In the event that any details on the Tenancy Agreement need to be altered either due to a change in personal circumstance or for any other reason.</i></p>	<p>£120.00 inc. VAT</p>

End of the tenancy:

<p>Checkout Fee <i>If a Landlord has instructed Amity Estates to carry out the checkout of the property we will also have to create a checkout report. This is payable by the Tenant.</i></p>	<p>£90.00 inc. VAT for a one or two bedroom property £120.00 inc. VAT for a property with three or more bedroom</p>
---	--