

ARCHERS ESTATES

TO LET – LETTING WITH ARCHERS

OUR FEES

We keep our fees low and there are no hidden extras along the way either. If you would like to apply to let one of our properties, you will be asked to pay a **Holding Fee** – equivalent to 1 weeks rent. This secures the property for you while we take up normal references.

Please note the Holding Fee is non-refundable in the following circumstances: change of mind by you, failing of Right to Rent Checks, provision of false or misleading information or a failure to enter into the tenancy agreement by the agreed deadline.

In the event that your references are unsatisfactory/deemed to have failed (not relating to the provision of false/misleading information or Right to Rent Checks) and your application is declined, or the Landlord has a change of mind, the Holding deposit will be returned to you.

The Holding Fee is not an 'extra cost' it will form part of your initial payment at the start of the tenancy which covers the 1st months rent and Bond/Deposit.

Bonds/Deposits – we will ask you to provide a bond/deposit which equates to 5 weeks rent. Your Bond will be registered with an approved Tenancy Deposit Scheme (the Dispute Service Ltd)

Ongoing Charges

In the event of a tenant wishing to end the tenancy before the end of the fixed term, an early surrender fee will be payable, subject to the Landlord giving consent for an **Early Release**. A fee of £300.00 inc VAT (£250.00 & VAT) will be charged to cover the Landlord's/Agent's costs of reletting the property. In the instance that the Landlord agrees to release the tenant before the end of the fixed term, the tenant will be responsible for rent and all utilities relating to the property up until the point and new tenant moves in. It is totally at the Landlord's discretion as to whether an early release will be accepted.

Variation to Contract – should there be a need for changes/variations to be made to the tenancy agreement (if agreed by the Landlord/Agent) a fee of £50.00 inc. VAT will be payable.

Late Rent – where the rent is 14 days or more in arrears, interest will be calculated at 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid.

Replacement Keys/Security Devices – in the event that keys or other security devices are lost/damaged by the tenant, a reasonable cost for replacement will be charged.