



Tenant Referencing Fees and Terms and Conditions

We charge fees that cover our tenants much more comprehensively than most other agents.

The fees charged are not just for credit checks and referencing.

The fee's do cover all of the following:

Credit checks, referencing, tenancy agreements, a detailed inventory that is for your protection.

Also included in our fee is a comprehensive indemnity that would cover your future fee's (moving with us only) if your rented property was repossessed from your landlord or damaged by flood, fire or any other natural disaster. We strongly believe that you are safer with us than any other agent that we know of.

Our fees are as follows:

H.M.O Room: £100.00

Studio Flat or 1 Bed Properties: £250.00

2 Bedroom Property: £300.00

3 or 4 Bedroom Properties: £350.00

5 Bedroom Property: £400.00

In some circumstances our fees are reduced but will never be more than stated above.

Applications That Fail To Complete:

If you change your mind about the tenancy that you have applied for or your personal circumstances have change after you have paid your fees; you must note that the fees paid are not refundable!

Once you've paid your application fee, a whole series of events take place.

We immediately start the process of opening paper and computer files, ordering LET boards, taking the property off various web-sites, notifying other potential tenants that the property has gone etc....

Then we have to start all over again by reversing everything we've just done.

If you're not 100% certain you're doing the right thing, or you believe you will fail the referencing and credit checks, please inform us and share your doubts before you pay the fees and we will try and advise you of what would be the best solution of going forward or not.

Please also note that if you or your guarantor does not inform us in advance of any bad credit or CCJ's and they fail the credit checks and referencing, you will not be refunded the fees and would need to find a new viable guarantor!

