

## TENANCY SET UP FEES

HERE AT

**SANDERSON YOUNG**

WE UNDERSTAND THE IMPORTANCE OF TRANSPARENCY AND CLEAR CONCISE INFORMATION ABOUT FEES THAT WE CHARGE OUR TENANT(S) BEFORE YOU MOVE INTO A PROPERTY.

### BEFORE YOU MOVE IN:

**SET UP FEES: 60% OF THE FIRST MONTH'S RENT (INC. VAT) PER PROPERTY**

THIS INCORPORATES THE FOLLOWING: REFERENCING OF ALL TENANTS INCLUDING GUARANTORS (IF APPLICABLE ) TO INCLUDE EMPLOYMENT CHECKS, CREDIT STATUS, CURRENT LANDLORD REFERENCES, LIAISING AND NEGOTIATING BETWEEN TENANTS & LANDLORDS, PREPARATION OF TENANCY AGREEMENTS AND AGREEING ANY SPECIAL CONDITIONS/CLAUSES, HANDLING AND PROCESSING OF MONIES.

*(A HOLDING FEE OF £100 PER PROPERTY IS PAYABLE BY THE APPLICANT TO SECURE THE PROPERTY WHICH FORMS PART OF THE TENANCY SET UP FEES.)*

**SECURITY DEPOSIT: EQUAL TO ONE MONTH'S RENT PER PROPERTY**

TO COVER THE ADDED RISK OF PROPERTY DAMAGE, THIS WILL BE PROTECTED IN A GOVERNMENT AUTHORISED SCHEME AND WILL BE RETURNED AT THE END OF THE TENANCY ONCE ALL OF THE CONDITIONS OF THE TENANCY ARE FULFILLED.

**FIRST MONTH'S RENT IN ADVANCE:**

TO BE PAID ALONGSIDE THE ABOVE FEES ON THE DAY OF MOVE IN.

**FUTURE LANDLORD REFERENCE FEE: £30 (INC. VAT)**

COLLATING INFORMATION AND PREPARING A REFERENCE FOR A FUTURE LANDLORD, REFERENCE AGENCY OR LETTINGS AGENT.

*PLEASE NOTE: IF AN APPLICANT WITHDRAWS THEIR OFFER OF RENTING A PROPERTY THROUGH SANDERSON YOUNG, THE HOLDING FEE OF £100 WHICH FORMS PART OF THE TENANCY SET UP FEES SHALL BE NON-REFUNDABLE.*

IF YOU HAVE ANY QUESTIONS ON OUR FEES PLEASE ASK A MEMBER OF STAFF ON 01912233510