

<b>TENANT SCALE OF FEES (October 2018) VAT Inclusive</b>		
<b>Before the Tenancy, we offer additional services where fees may apply:</b>		
<b>Pre-Application Fee (Credit Check)</b>	£60 or £90 (Joint Pre-Application)	Optional service for credit check before proceeding with Tenancy Application. This is an additional cost to the tenancy application fees.
<b>*Tenancy Reservation Fee (Holding Deposit)</b>	From £200 + Tenancy Admin + (Guarantor(s) referencing.)	Consists of £200 Holding Deposit (for properties under £1,000pcm, otherwise £300), plus Tenancy Administration Fee per person and any Guarantors Application Fee.
<b>*Tenancy Administration Fee</b>	From £216	This is charged for each additional tenant applying for the tenancy.
<b>Additional Fees which may be applicable to some tenants:</b>		
<b>Guarantor's Application Fee</b>	£90	Only if a Guarantor is required and charged for each guarantor that is referenced and credit check.
<b>Company Application</b>	From £360	Company/Business referencing fee.
<b>Tenancy Agreement</b>	£60	One off charge for the Tenancy Agreement preparation.
<b>Amendments &amp; Special Tenancy Conditions</b>	£36	Should you require the Tenancy Agreement to be amended including any addition of any clauses (to be agreed with the Landlord also).
<b>During &amp; after the Tenancy, we offer additional services where fees may apply:</b>		
<b>6 Months Renewal/Extension Fee</b>	£42	One off charge for a 6 month renewal/extension.
<b>12 Months Renewal/Extension Fee</b>	£60	One off charge for a 12 month renewal/extension.
<b>Amendments to the Contract</b>	£60	This may be applicable if a change to the terms of your tenancy is required mid-term.
<b>Aborted appointments for confirmed Property Inspections or contractor visits</b>	£12 + Contractor Call Out Charges	If a tenant fails to be present/in attendance at a premise which results in a member of Property Wise staff or contractor not being able to access the premises as scheduled in advance.
<b>Replacement Keys and/or Lock Change</b>	Locksmiths Charge + 20%	If tenant loses their keys and Property Wise cannot gain access.
<b>Rent Arrears</b>	£42	For overdue rent as per contract signed of more than 3 days late arrears payment.
<b>Early Termination Fee</b>	£180	Subject to the landlord agreement. Arrangement fees plus liability for rent until the day a new tenant commences tenancy, plus any fees usually payable by the landlord (at the landlord's discretion).
<b>Other Additional Services not mentioned or included above.</b>	P.O.A.	Please contact Property Wise, to discuss your requirements.
<b>Other Services Provided</b>		
Contents Insurance, Mortgages & Life Insurance		
*Tenancy Reservation Fee is only refundable if Landlord pulls out.		
*Tenancy Administration Fee are non-refundable unless Landlord pulls out.		