

TENANT SCALE OF FEES

Before the Tenancy, we offer additional services where fees may apply:

Pre-Application Fee (Credit Check)	£50 or £75 (Joint Pre-Application)	Optional service for credit check before proceeding with Tenancy Application. This is an additional cost to the tenancy application fees.
*Tenancy Reservation Fee (Holding Deposit)	From £ 200 + Tenancy Admin + (Guarantor(s) referencing.)	Consists of £200 Holding Deposit (for properties under £800pcm, otherwise £300), plus Tenancy Administration Fee per person and any Guarantors Application Fee.
*Tenancy Administration Fee	From £200	This is charged for each additional tenant applying for the tenancy.

Additional Fees which may be applicable to some tenants:

Guarantor's Application Fee	£75	Only if a Guarantor is required and charged for each guarantor that is referenced and credit check.
Company Referencing	From £300	Company/Business referencing fee.
Tenancy Agreement	£50	One off charge for the Tenancy Agreement preparation.
Amendments & Special Tenancy Conditions	£50	Should you require the Tenancy Agreement to be amended including any addition of any clauses (to be agreed with the Landlord also).

During & after the Tenancy, we offer additional services where fees may apply:

6 Months Renewal/Extension Fee	£35	One off charge for a 6 month renewal/extension.
12 Months Renewal/Extension Fee	£50	One off charge for a 12 month renewal/extension.
Amendments to the Contract	£50	This may be applicable if a change to the terms of your tenancy is required mid-term.
Failed Direct Debit/Standing Order not set up or bounced cheques.	£30	Charge applied for failed Direct Debit or Standing Order not set up or cheques bounced when rent is due.
Aborted appointments for confirmed Property Inspections or contractor visits	£10 + 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.
Replacement Keys and/or Lock Change	Locksmiths Charge + 20%	If tenant loses their keys and Property Wise cannot gain access.
Rent Arrears	£30	For each letter plus interest on overdue rent as per contract signed.
Early Termination Fee	£150	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).
End of Tenancy Reference Request	£30	Any stage you require a reference regarding tenancy from Property Wise.

Other Services Provided

Contents Insurance, Mortgages & Life Insurance

***Tenancy Reservation Fee is only refundable if landlord pulls out.**

***Tenancy Administration Fee are non refundable.**

NB. There is no additional charge for Debit Card payments however paying via Credit Card will incur a 2.5% surcharge by the provider.