

# FOLKLANDS

## TENANT FEES

Ensuring that we meet the highest standards of service and adhere to professional codes of practice, Folklands are proud members of The Property Ombudsman (TPO), Propertymark Client Money Protection Scheme and the industry regulator Propertymark.

All fees shown are inclusive of VAT at 20%

FEES 'BEFORE' MOVING IN	
Description	Fee
<b>Holding Deposit</b> – Upon Placing an Offer & deducted from first month's rent (See holding deposit form for terms)	£500
FEES 'FOR' MOVING IN	
<b>Administration &amp; Tenancy Set Up</b> – (One Tenant) Including tenant referencing, production of tenancy agreement (cost shared with landlord), obtaining safety certificates, deposit registration and required pre-let works.	£150
<b>Additional Tenant</b> – Administration & tenancy set up, as per the above description.	£75
<b>Guarantor Referencing</b> – Including the production of Deed of Guarantee	£75
<b>Amendments &amp; Special Tenancy Conditions</b> – Subject to Landlords approval	£24
<b>Express Move in Fees</b> – If move in is required less than five days from registration of holding deposit	£96
FEES 'AFTER' MOVING IN WHICH MAY APPLY TO SOME TENANTS	
<b>Renewal Fee</b> – Administration & preparation of new tenancy	£60
<b>Amendments &amp; Special Tenancy Conditions</b> – Mid-term / during tenant change and subject to Landlords approval	£24
<b>Rent Arrears</b> – Interest on overdue rent at 4% above the Bank of England base rate, plus any associated legal costs	See note
<b>End of Tenancy Professional Clean</b> – Per tenancy and depending on the size of the property	From £150
<b>Inventory Check Out</b> – Per tenancy and depending on the size of the property	From £90
<b>Change of Sharer / Tenant</b> – Mid-Term of the tenancy, including all associated administration & referencing	£150
<b>Key Replacement</b> – Per Key	£18

### FURTHER NOTES:

- **Holding Deposit:** You will be required to place a holding deposit to secure a property. If the landlord does not accept your offer, we will refund your deposit in full. However, if you decide not to take up the tenancy, or you fail the referencing process, the deposit will be forfeited.
- **Deposit:** A month and half's rent will be taken as a security deposit and registered by Folklands (the stakeholder) with the Deposit Protection Scheme (DPS) unless otherwise stated.
- **Rent:** The rent is payable by standing order monthly in advance. Longer periods can be paid in advance subject to the landlord's agreement.
- **Utilities:** It will be the tenant's responsibility to register with the utilities companies and pay for usage. A meter reading will be taken upon moving in/ out and logged onto the inventory reports. Utilities include Gas, Electrics, Water rates & Council tax. If you wish to have a telephone (even if supplied by the landlord), television, cable or satellite then these too will be your responsibility.
- **Insurances:** It is the tenant's responsibility to cover their own contents as these will not be covered by the landlord's policy.