



Fees Schedule

All fees are inclusive of VAT

	Landlord Charges	Tenant charges for contracts signed before 01/06/19 *See note	Tenant charges for contracts signed after 01/06/19 *See note
Tenant Find	£450.00	✗	✗
Rent Collect	12% inclusive of VAT of monthly rental achieved	✗	✗
Management Fee	12% inclusive of VAT of monthly rental achieved	✗	✗
Tenancy Agreement	£92.40	✗	✗
Inspection per visit (Fully Managed Properties only)	£12.00	✗	✗
Deposit Administration (Fully Managed Properties only)	£57.60	£57.60	✗
Maintenance (Arrangement Fee)	12% on all accepted quotes	✗	✗
Inventory Fee per property	✓ See note 1	✗	✗
Checkout Fee per property	✗	£30.00 per tenant with a minimum charge of £60.00	✗
Administration and Referencing	✗	£222.00 per tenant	✗
Property Holding Deposit (Equivalent to one week's rent)	✗	✗	✓ See note 2
Property Rent	✗	✓ See note 3	✓ See note 3
Utility Bills	✗	✓ See note 3	✓ See note 3
Security Deposit	✗	✓ See note 4	✓ See note 4

Rent arrears	✗	✓ £36.00 per letter per property	✓ See note 5
Lost key(s) or other security devices	✗	✓	✓ See note 6
Variation to the contract (Tenant(s) request)	✗	✗	✓ See note 7
Cleaning costs	✗	✓	✓ See note 8
Early termination (Tenant(s) request)	✗	✓ See note 9a	✓ See note 9
Change of sharer (Tenant(s) request)	✗	£150.00	✓ See note 10
Damages	✗	✓ See note 11	✓ See note 11
Non-cancellation of Standing Order Charge	✗	£30.00 Per transaction	✗
Re-presented / bounced cheque	✗	£8.00 Per occurrence	✗
Key access by agent	✗	£20.00 Per visit	✗
Renewal fee	✗	£126.00 Per tenant	✗

*Contracts signed prior to 1/6/2019 - Tenants should refer to their Tenancy Agreement and Student Information Guide in respect of any charges associated with their contract.

*Contracts signed after 1/6/2019 – Tenants should refer to their Tenancy Agreement and Student Information Guide in respect of any charges associated with their contract.

Notes:

1. Inventory Costs

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	9 Bed	10 Bed
Furnished	£78.00	£90.00	£102.00	£114.00	£126.00	£138.00	£150.00	£162.00	£174.00	£186.00
Unfurnished	£72.00	£84.00	£96.00	£108.00	£120.00	£132.00	£144.00	£156.00	£168.00	£180.00

2. The Property Holding Deposit – this is paid to reserve a property and is equivalent to one week's rent.

3. Rent and Utility Bills - a Tenant liability and to be paid in accordance with the Tenancy Agreement.

4. Security Deposit - payable up to a maximum of five weeks' rent for rents under £50,000 per annum and six weeks' rent for properties with a rent of over £50,000 per annum.

5. Rent Arrears – a Tenant liability in accordance with the Tenancy Agreement. Arrears can be charged at 3% above the Bank of England base rate, from the date the rent falls until the date it is paid.

6. Lost Keys/Security Devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

7. Variation of Contract - £50.00 inclusive of VAT per agreed variation, to cover costs associated with taking the Landlord's instructions as well as the preparation and execution of new legal documents.

8. Cleaning Costs – a Tenant liability in accordance with the Tenancy Agreement.

9. Early Termination of Contract (Tenant(s) request) - should the Tenant(s) wish to leave a contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

9a. Early Termination Fee (Residential lets) – £600.00.

10. Change of Sharer (Tenant(s) request) - £50.00 inclusive of VAT per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking the Landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents, including Inventory and referencing.

11. Damages – should a Landlord incur costs as a result of Tenant(s) breaching their contract, the Landlord is entitled to recover costs and deduct the amount from the security deposit.

The Property Holding Deposit will be held for 28 days by mutual agreement during which time all administration in respect of the contract should be completed, including the signing of contract by both parties. If the Tenant's application is successful, the holding deposit will be held on account against the first month's rent (with the Tenant's) approval. If the Tenant pulls out of the application process, the holding deposit will be forfeited.

NOTE: The Property Holding Deposit can be withheld from any relevant person (including any guarantor) in the following instances:

- If the Tenant/Guarantor pulls out of the tenancy before the contracts are signed.
- If the Tenant/Guarantor fails a Right to Rent check.
- If the Tenant/Guarantor provides false or misleading information.
- If the Tenant/Guarantor doesn't enter the agreement by the agreed deadline.

Client Money Protection – We are a member of CMP (Client Money Protection)

Redress Scheme - We are a member of The Property Ombudsman redress scheme.

Websites - www.mpg.co.uk / www.mystudentpod.com