

# **Rochills Ltd Lettings**

## **The Costs Involved**

### Holding Deposit

Up to £1,200.00pcm	£250.00
Between £1,201.00pcm and £2,000.00pcm	£500.00
Above £2,001.00pcm	£1,000.00

Tenants Administration fee (all legal documentation)	- £150.00 + VAT per tenancy
Reference fee	- £50.00 + VAT per tenant
Guarantor Reference fee	- £50.00 + VAT per guarantor
Permitted Occupier fee	- £25.00 + VAT per person
Security Deposit	- 1.5 x monthly agreed rental
Pets and 3 or more tenants	- £250.00 extra deposit
Alterations to AST after tenancy commences	- £75.00 plus VAT
Tenant and Landlord Renewal fee	- £95.00 + VAT
Gas Safety Check	- £90.00 + VAT
Energy Performance Certificate	- £75.00 + VAT

Landlord fees will be due dependent on Service Required

### **Inventory fee (check-out at end of tenancy) THIS IS PAID AT THE END OF THE TENANCY**

	Furnished	Unfurnished
Studio/1 Bed	£70.00	£60.00
2 Bed	£80.00	£70.00
3 Bed	£90.00	£80.00
4 Bed	£100.00	£90.00
5 Bed	£110.00	£100.00

Additional Rooms £10.00 each (utility room, extra bathroom/shower room, cloakroom, conservatories, cellar, furnished balconies). A through lounge/diner will be counted as two rooms. Properties within the Congestion Charge incur a further £10.00 charge. Failure to attend an appointment will incur a charge of £50.00.