

Tenant Charges

Application fee

On finding your perfect home with us and your application being accepted we will require an administration fee of half a calendar months' rent plus vat (For example, if the rent is £800 per month the fee would be £480).

This fee covers a charge towards the cost of:

- Credit checking and arrangement of guarantors (if required)
- Credit check with a professional referencing company
- Preparation of Assured Shorthold Tenancy Agreement
- Contacting previous landlords or agents for references
- Negotiating tenancy terms with the landlord
- Contacting employers for references

Deposit

A deposit for the equivalent of 4 months' rent is required prior to signing the tenancy agreement. Where applicable Mitchell Williams will register the deposit with a deposit protection scheme on the landlords' behalf. We reserve the right to request additional deposit monies under certain circumstances upon the landlords request which will be discussed prior to any tenant fees being paid.

Changes to your tenancy

If you request to terminate your tenancy prior to the agreed tenancy end date, an agreed fee of £360 including vat will be payable. Upon receipt of this payment, we will start advertising the property and arrange viewings until a suitable tenant has been found. You will remain liable for the rent until the new tenant has signed a tenancy agreement for the property.

Renewal of your tenancy

If you wish to extend your tenancy beyond your fixed period (e.g. 6 months) there will be an administration fee of £75 including vat.

Payment of rent

The first months' rent is required prior to the tenancy start date, all subsequent monthly payments are to be made via standing order unless otherwise agreed.