

Fees to Tenants:

BEFORE YOU MOVE IN:

- **Set up fee:** £300.00 inc VAT for up to two tenants.
Reservation of the property . Referencing up to two tenants (identity, immigration and visa confirmation, bank reference, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. And check out fee.
- **Additional Tenant Fee:** £130 inc VAT
Processing application, associated paperwork and referencing.
- **Guarantor Fee:** £100 inc VAT
Covering bank referencing, employers referencing and preparing a Deed of Guarantee as part of the tenancy Agreement.
- **These fees are non-refundable if the prospective tenant/s pull out of the deal once paid to Best Properties. If the landlord pulls out for any reason then Best Properties will refund the Fees paid.**

DURING YOUR TENANCY:

- **Renewal Fee** £ 50.00 inc VAT per household:
Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

ENDING YOUR TENANCY:

- **Professional Cleaning** (if required) £40.00 inc VAT per hour which will be deducted from the security deposit. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.