



Tenant Fees Payable

Tenant Application Fee

£80.00 (£66.67 plus VAT £13.33) Per Person 18 years and over to live in a property
We use a referencing company to obtain work, home address and credit references covering the past three years in order to establish affordability and stability.

Company Reference Fee

£120.00 (£100.00 plus VAT £20.00) Company accountant details will be required.

Guarantor Application Fee

£80.00 (£66.67 plus VAT £13.33) Per Person
The referencing company will require the past three years work, home address and credit history to establish affordability and stability.

Addendum / Permitted Occupier

Applicant will be referenced £80.00 (£66.67 plus VAT £13.33) but with an additional payment of £18.00 (£15.00 plus VAT £3.00).

References last for 6 months, if a tenant leaves a property after the initial period and the reference is deemed out of date but the tenant wishes to remain with Brooklands Rents Ltd, we offer a reduced re reference fee of £50.00 (£41.67 plus VAT £8.33) per person.

Contracts / Tenancy Agreement

There is no initial contract fee, if a tenant renews with NO CHANGES there is no renewal fee charged, if there are any contractual changes to be made a new tenancy agreement must be signed and a fee of £50.00 (£41.67 plus VAT (£8.33) will be made for the re issue of any and all new contracts / tenancy agreements.

Pet Policy

Deposit of £200.00 per pet - to be kept by Brooklands Rents Ltd and to be used at the end of the tenancy to administer the fumigation and cleaning of the flooring, incorporating a de-odourising, anti-bacterial treatment.

NB - PET DAMAGE IS A SEPARATE ISSUE.

Late Rent Letter (after 7 days)

£12.00 (£10.00 plus VAT £2.00)

Non Payment of Last Month Rent Fine

£30.00 (£25.00 plus VAT £5.00)

Utility Bill Charge

There will be a charge of £6.00 (£5.00 plus VAT £1.00) if Brooklands Rents Ltd have to contact the utility companies for gas, electricity, water or council tax payments at the end of the tenancy.

Routine Periodic Visit / Repair Fee

We will carry out regular, routine visits and repairs, failure to allow access will result in a fee of £12.00 (£10.00 plus VAT £2.00) per inspection / visit.

Additional Daily Charges

If a tenant wishes to remain in the property for any additional days, a charge of the rent on a daily basis plus administration fees will be applicable. Details of the charges will be issued upon application.

Other Fees

Other fees and costs may apply during the tenancy such as bank charges, all fees are detailed in the tenancy agreement.



Landlord Fees Payable

Set Up Fee

Set Up Only

£390.00 (£325.00 plus VAT £65.00)

This fee includes:

- full marketing including to let board
- internet advertising
- office window advert
- complete referencing check
- collection of the first month rent and bond (when it is to be lodged with the D.P.S. and transferred into the landlord's own D.P.S. account)
- set up of future payments
- informing the utilities of the new occupancy

Full Management

£390.00 (£325.00 plus VAT £65.00)

This fee includes:

- full marketing including to let board
- internet advertising
- office window advert
- complete referencing / background check
- collection of the first month rent and bond
- set up of future payment
- informing the utilities of the new occupancy
- photographic inventory of the property
- rent collection
- periodic house visits
- management of repairs
- continuation of initial lease

IF THE TENANT MOVES OUT AFTER THE INITIAL 6 MONTHS THE ADMINISTRATION / RE ADVERTISING FEE IS REDUCED TO £195.00 (£162.00 PLUS VAT £32,50) FOR FULLY MANAGED ONLY.

Income and expense reports

£0.00 (£0.00 plus VAT £0.00)

Landlord oversees administration fee

£0.00 (£0.00 plus VAT £0.00)

COPY STATEMENTS (price per statement)

£3.60 (£3.00 plus VAT £.060)

SECTION 21

The first is covered in the landlord fee, further section 21's (same tenant) will be served at a cost of £50.00 (£41.67 plus VAT £8.33) per tenant.

SECTION 8

£50.00 (£41.67 plus VAT £8.33)

BOND DISPUTE

A charge of £60.00 (£50.00 plus VAT £10.00) will be charged if we have to make an appointment with a solicitor re lodging a claim for the deposit. £72.00 (£60.00 plus VAT £12.00) for 2 x tenants £84.00 (£70.00 plus VAT £14.00).