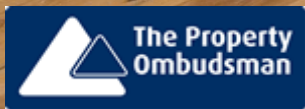




Colin Dean Residential



Colin Dean Residential Limited
Fees for Tenants



Charges to Tenants
(All charges include VAT)

We believe in being entirely transparent in respect of any fees or charges that we may make to clients and tenants. If you are unwilling to be liable for these charges please do not enter into this Tenancy Agreement. The following are fees and costs that a tenant might incur when renting a property through Colin Dean Residential

When arranging a New Tenancy

Payments made to reserve a property are **Non-Refundable** once payment has been made in the event that you fail our reference checks or you decide not to proceed with the tenancy

Tenant's Reference fee	£135.00 per person
Tenant Credit check only (where appropriate - not a full reference)	£75.00 per person
Guarantors Reference fee (includes property check at Land Registry)	£175.00 per guarantor
Tenancy Agreement fee	£175.00 per tenancy
Holding Fee (credited to your first month's rent)	£250.00 per tenancy

Tenants Contents Insurance

It will be necessary for you to arrange an Insurance policy to protect both your own possessions that you take into the property AND any accidental damage that you may cause to the landlord's possessions and property whilst you are living there. Please see the relevant section in Tenant Information for further information.

During a Tenancy arranged through Colin Dean

To cover Administration costs in the event that your rent is late by more than 7 days. In addition to these charges you will be liable of any legal costs incurred in chasing an overdue rent account (as set out in your tenancy agreement).

Late rent letter (each letter that is needed until matter is resolved)	£10.00
Bounced cheque fee each incident	£15.00
Returned cheque each incident	£20.00
Initial legal charge for appointing solicitors if rent becomes 14 days late	£120.00

Preparation of new tenancy agreements

In event of a change in the Tenant's circumstances requiring new Agreements	£175.00
If preparing new tenancy agreements at a Tenants request	£175.00
When preparing new tenancy agreements on commencement of a new Tenancy	£175.00
When preparing new tenancy agreement on RENEWAL of an existing Tenancy	£120.00

If a property visit is cancelled at your request without 24 hours notice £80.00

House sitting - if at your request we are required to wait for a contractor / delivery £80.00 per hour

Lock-out fee - if we are required to attend to deliver a spare key if you are locked out £80.00

When leaving a property rented through Colin Dean

Check out fee

It will be necessary for you to pay for the check out inspection of the property at the end of the tenancy. (The Landlord will have already paid for the preparation of the original inventory). This will be carried out by one of our own staff or an Independent Inventory Clerk. The price of this service varies according to the size of property and an estimate for this is noted on the reservation form.

Cleaning

We can arrange for the property to be professionally cleaned at the end of your tenancy, leaving you to concentrate on your move. Please ask for a quotation

Repairs

If you have damaged the Landlord possessions or property the cost of a repair may be covered by your Contents Insurance Policy. Please check this with your Insurer. We can arrange for repairs that are your responsibility to be carried out by one of our preferred contractors. Please ask us for a quotation.

Shopping

We can help source replacements for items lost or damaged during your tenancy. Please let us know in plenty of time and we can obtain a price for the replacement of any item. Please note that the cost will include the item replaced and our time in sourcing and obtaining the replaced item.

General

Payments due may be made in CASH, cheque, by direct payment to our bank account, or by credit or debit card.

Please note that a surcharge of 3% will be made for all credit card and commercial/ business debit card payments.

Colin Dean Residential Limited are licensed members of ARLA Propertymark www.arla.co.uk

Colin Dean Residential Limited are members of The Property Ombudsmen Scheme www.tpos.co.uk

Colin Dean Residential Limited are members of a Client Money Protection Scheme operated by ARLA Propertymark

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