

Tenant's Fees and Costs 2019

Charges and Fees that may be made to Tenants *(all charges shown include VAT)*

Fees which may arise when arranging a New Tenancy

Tenant's Referencing fee	£135.00 per person
Credit check only (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

Tenants Contents Insurance

Under our tenancy agreement you will make a commitment to, it will be necessary for you to arrange a Contents 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.

Fees which will arise when Renewing a Tenancy

When preparing a new tenancy agreement on renewal of an existing Tenancy	£120.00
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Fees which may arise during a Tenancy arranged through Colin Dean.

For each letter we have to send to pursue your rent being paid late	£25.00
Initial legal charge for appointing solicitors if rent becomes 14 days late	£150.00

Please note that further charges and legal fees will be incurred if the rent due is not paid

Preparation of new tenancy agreements

In event of a change in the Tenant's circumstances requiring new Agreements	£265.00
If preparing new tenancy agreements at a Tenants request	£265.00
When preparing new tenancy agreements on commencement of a new Tenancy	£175.00
If a property visit is cancelled at your request without 24 hours notice	£86.00
House sitting - if at your request we are required to wait for a contractor / delivery	£86.00 per hour
Lock-out fee - if we are required to attend to deliver a spare key if you are locked out	£86.00

Zero Deposit	Alternative to paying a cash deposit of 5 weeks rent Service provided by third party FCA regulated supplier	Equivalent of 1 weeks rent
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Fees which may arise when leaving a property rented through Colin Dean

Check out fee	It will be necessary for you to pay for the check out at 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 own staff or an Independent Inventory Clerk. The price of this service varies according to the size of property. Please ask for an approximate costing.
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Please be aware that if the property and items in the property are not left behind or are not left in good condition you could be held liable for the costs incurred for Cleaning, Repairs, Removal of items, and Shopping.



Independent Redress Scheme provided by The Property Ombudsman

We are members of an independent redress scheme operated by The Property Ombudsman service who can deal with any concerns that you may have about the professionalism, honesty or fairness of the service that we provide to our landlords and tenants



Client Money Protection provided by The Association of Residential Letting Agents

We are members of a Client Money protection arranged through the Association of Residential Letting Agents giving our Landlord's and Tenant's complete peace of mind regarding the security of money which we hold on their behalf