

Tenants Fees

Initial Set cost (For one tenant): £216.00 Inc VAT

(This covers referencing including identity verification, immigration and visa confirmation (Right to Rent Checks) financial credit checks, obtaining references from current and previous employers/landlords. Contract negotiations and preparing the tenancy agreement)

Additional Tenants: £60.00 Inc VAT per person

(This will cover the same as the initial set up cost for each additional tenant)

Guarantor: £60.00 Inc VAT per guarantor

(Covering credit referencing and preparing a Deed of Guarantor as part of the tenancy agreement)

Additional Pet Deposit: Additional two weeks rent on the deposit

(To cover any added risk of further damage to the property. This will be protected with your security deposit in a Government authorized scheme and may be returned at the end of the tenancy)

Renewal of Tenancy: £90.00 Inc VAT

(This is an administration fee to renew your tenancy for a further term)

Future Landlord Reference: £30.00 Inc VAT per person

(Collecting information and preparing a reference for a future landlord or letting agent)

Check In Fee & Deposit Registration:

(Attending the property to undertake a schedule of condition, detailing the condition of the property prior to the start of a tenancy. We will also register your deposit with a Government authorized scheme)

■	Studio	£100.00 Inc VAT
■	1 Bedroom	£115.00 Inc VAT
■	2 bedroom	£130.00 Inc VAT
■	3 bedroom	£145.00 Inc VAT
■	4 bedroom	£175.00 Inc VAT
■	5 Bedroom	£200.00 Inc VAT

If you view a property with Brock Taylor and wish to apply for the rental, your lettings consultant will ensure they have all your information and may ask some additional questions on your current circumstance. They will then update the Landlord accordingly. If the Landlord is happy to proceed, this will be subject to contract.

You will need to complete our Application for Rental, provide us with photographic ID and proof of address and pay a non refundable reservation fee of £500.00 Inc VAT which will contribute to move in costs subject to contract. Once this is complete we can begin to process your references.

We will reference your current employer, current Landlord and run residency and credit checks.

Further terms and conditions are outlined on the Application for Rental. VAT is based at current rate.