

Tenant Charges



Prior to the start of the tenancy

Tenancy Agreement Fee (tenant's share)	£150 (inc VAT) Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement
Reference Fee	£48 (inc VAT) per tenant - processing the application and referencing.
Bank Reference Fee	Refer to your bank as charges may vary
Guarantor Fee	£48 (inc VAT) per guarantor (if required) - covering referencing and the tenancy agreement.
Deposit	Equivalent to six weeks rent (unless otherwise agreed). This will be protected in the Tenancy Deposit Scheme and may be returned at the end of the tenancy.
Pet Deposit	Additional deposit equivalent to two weeks rent (unless otherwise agreed) - to cover the added risk of property damage. This will be protected with your security deposit in the Tenancy Deposit Scheme and may be returned at the end of the tenancy.
Deposit Protection Fee (Tenant's share)	£24 (inc VAT) per annum For the registration of your deposit with the Tenancy Deposit Scheme (AST's only).
Stamp Duty	Due on tenancies that amount to over £125,000, payable by the tenant directly to HMRC.

During the tenancy

Amendment Fee	£150 (inc VAT) Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.
Check out Fee	Inventory Company charge dependant on size and content of property. The cost of the Check Out will be passed directly to the Tenant from the Inventory company used; Amberden Estates do not make any additional charges for this. The Landlord will pay for the Inventory and Check-in.

Other fees and charges

Unpaid Rent Returned Payments	Interest at 4% above Bank of England Base Rate from the date due.
Professional Cleaning	As per the charge of the cleaning company. The charge will be deducted from the Security Deposit if this has not been carried out at the end of the tenancy. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy. Amberden Estates do not make any additional charges for this.

Amberden Estates is a member of The Tenancy Deposit Scheme, the ARLA Client Money Protection Scheme and our redress scheme for consumers is Ombudsman Services: Property.

