

Tenant Fees

To ensure the highest standards of service and adherence to professional codes of practice, Lauristons are proud members of:

- Association of Residential Letting Agents (ARLA)
- National Federation of Property Professionals (NFOPP) Client Money Protection Scheme
- The Property Ombudsman (TPOS) government approved redress scheme

All fees shown are including VAT at 20% unless stated otherwise

Fees 'BEFORE' moving in

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| Holding Deposit (deducted from the 1st month's rent) | £1,000 per tenancy (£500 payable on offer and £500 payable on acceptance of offer) |
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Please note that all Holding Deposits will be subject to a £5 administration fee, which will not be deducted from the initial rent.

Fees 'FOR' moving in

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| Administration Fee | £420 per tenancy |
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The administration fee will cover the compilation of the tenancy agreement which will be issued online for digital signing, right to rent checks, protecting your security deposit and the progression and facilitation of your move in by a dedicated lettings progressor.

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| Tenant Referencing | £84 per applicant |
| Guarantor Referencing | £84 per guarantor |
| Amendments & Special Tenancy Conditions | £45 per amendment |
| Express Move In Fee (if move in is required less than 5 working days from reservation) | £132 per tenancy |

Fees 'AFTER' moving in which may be applicable to some applicants

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| Renewal Fee | £60 per renewal |
| Amendments, Addendums, Disclaimers & Special Tenancy Conditions | £45 per amendment |
| Copy Documents Fee & Misc letter for Tenant breach | £36 per document if already provided |
| Rent Arrears | £36 per 7 day letter plus interest on overdue rent at 4% above the Bank of England base rate plus any associated legal costs |
| End of Tenancy Cleaning | £225 to £460 per tenancy (depending on property size) |
| Inventory Check Out | £156 to £252 per tenancy (depending on property size) |
| End of Tenancy Reference Request Fee | £60 per request |
| Tenant Changeover Fee | £414 per changeover |
| Contractor Cancellation Fee | £60 per event |
| Key Replacement Fee | £27 plus the cost of the keys per replacement |
| Mid tenancy inspection requested by Tenant | £72 per visit |
| End of Tenancy Inspection to assess damage or missing items after check out | £72 per visit |