



## TENANT FEES

**(Including VAT except where stated)**

<b>APPLICATION FEES</b>	
Application fee for single tenant to include full referencing (ID verification, credit checks, obtaining references from current or previous Employers/Landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.	£295
Double application fee – for two people as above.	£335
Application fee for Guarantor if required.	£65
Additional charge if Fast Track Service Required.	£120

<b>DURING YOUR TENANCY</b>	
Amendment fee (contract negotiation, amending and updating your Tenancy Agreement during your tenancy).	£60
Unpaid rent/returned payments.	Interest at 8% above Bank of England Base Rate from date due.

<b>ENDING YOUR TENANCY</b>	
Check out fee (negotiating and arranging repayment of the security deposit and ending of the tenancy).	£120
Cleaning of the property at the end of the tenancy where tenants request Emma Creasey Lettings to arrange (hours to be agreed prior to booking).	£18 per hour
Release fee – this is entirely discretionary and only by agreement of the Landlord. Please ask Agent for details of procedure.	75% of one month's rent plus 20% VAT.

**Please contact us if you require further information about these charges.**

**VAT charged at current rate of 20%**

**The above fees came into effect on 10<sup>th</sup> March 2017**