

LETTING FEES

TENANTS

Pre-Tenancy Fees

First month's rent Payable in advance

Tenancy Deposit Not exceeding the equivalent of 5 weeks rent (except where the rent exceeds £50,000 pa)

Holding Deposit A payment equivalent to one weeks rent is payable upon acceptance of an offer to rent.

This amount is to be refunded at the commencement of the tenancy unless you should decide to withdraw from the application, or should your references be found to include false information; leaving your application unsuccessful. (In accordance with the Tenant Fees Act 2019).

During your tenancy

Fee for variation of a tenancy agreement (if required) £50.00 including VAT

Default charge for late payment of rent - Limited to interest charged at 3% above Bank of England base rate, when rent is more than 14 days late

Rent, Utilities, Council Tax, Communication Services and Television Licence payments are all payable for the duration of your tenancy

Early termination of tenancy

If, with the landlord's permission, the tenant should vacate the property prior to the end of the fixed term (without a break clause) or in the case of a periodic tenancy without the tenant giving the period of notice required under the agreement then the tenant shall be liable to repay to the landlord any costs not exceeding the financial loss suffered by the Landlord. This amount to include but is not limited to repaying the balance of the Agent's commission fee which is charged at a percentage of the monthly rent (dependent on the service provided by Rawlinson Gold, this could be up to a maximum of 18% of your rent).

Additional default fees (during or following your tenancy)

Charge for the replacement of a lost key or other security device - Equivalent to cost incurred

LANDLORDS

The services offered by us are structured with charges as follows:

Introduction Service – 12% including VAT (10% + VAT)

Introduction Service including Rent Collection – 15% including VAT (12.5% + VAT)

Full Management Service – 18% including VAT (15% + VAT)

We are happy to negotiate a reduction of our fees when we are instructed as your Sole Agent. Please note that our fees will be deducted from the first month(s) rental received and are charged for the entire time that the tenants are in occupation of your property.

Additional Landlord fees

The supervision of repairs, redecoration or refurbishment works where the work is likely to cost more than £500 will be charged at 10% of the total cost of the work carried out

For the negotiation of insurance claims on the landlords behalf, a charge of 10% will be applied to the total of any claim exceeding £100.00

On non-managed properties any statutory obligation imposed on Rawlinson Gold in relation to repairs or relevant safety regulations will be discharged and then charged appropriately at 10% plus VAT of the cost.

Where Rawlinson Gold are instructed to seek the consent to let from Mortgage Lenders, Freeholders or Superior Landlords on the landlords behalf a charge of £30 per application will be applied

Property visits carried out at the Landlords request (in addition to those carried out as part of our Management Service) will be charged at £35 + VAT, £42 including VAT.

For more information, should you have any questions, please ask the negotiator dealing with your offer for a full break down of costs.

