

BanhamDark Estates
LANDLORD & TENANT FEES



FEES TO: LANDLORD

Fully Managed Service :

Full Advertising & Marketing including websites
Free Valuation Provided
Accompanied viewings during working hours
Full Referencing & Interview of Prospective Tenants
Preparation of 6 months Tenancy Agreement
Property Inspections & Notification to Landlord
Issuing Notice to Tenants when required
Schedule of Condition & Exit Inspection Schedule
With Photographic Evidence taken
Deposit lodged with DPS (Deposit Protection Scheme) & handling any Disputes
Meter Readings & Utility Notification
Rent Collection & Remittance statement provided monthly
24 Hour Emergency Number provided for Tenants
Act as Key Holders at all times
Full Maintenance Service available
Rent Collection & Remittance
10% of the monthly rent plus vat

Tenant Find Only Service :

Full Advertising & Marketing including websites
Free Valuation Provided
We will accompany all Viewings
Full Referencing & Interview of Prospective Tenants
Preparation of 6 months Tenancy Agreement
£570 inc vat

Additional non-optional fees and charges:

Termination of Agreement by Landlord prior to commencement of tenancy: £120 inc vat
Re-Let Administration Fee – administration fee to locate new tenants as required : £60 inc vat
Court Attendance: £300 inc vat together with reasonable travel expenses

FEES TO : TENANTS

Tenant Registration Fees : (non-refundable)

1 or 2 Applicants £330 inc vat

Setting up fee
Employers References for all applicants
Credit References via Rent4Sure for all applicants over 18 yrs of age
Administration for preparing tenancy agreement & Entry Schedule
Prepayment for Exit Schedule

Additional applicants £120 inc vat

Processing the application, associated paperwork
Referencing

Guarantor £150 inc vat

Processing the application, associated paperwork
Referencing

Additional costs

Pet Deposit * – Returnable additional security deposit £200 per pet
(*Subject to landlords consent)

One months rent upfront
One and a half months upfront returnable deposit

Housing Benefit Applicants

Two/Three months rent upfront*
(*Dependent on circumstances & Landlord consent)

INDEPENDENT REDRESS PROVIDED BY : TPOs



Please Note: BanhamDark Estates
are not members of any Client Money Protection Schemes

ALL TENANTS DEPOSITS ARE PROTECTED VIA THE DEPOSIT
PROTECTION SERVICE

