Oak Valley
ESTATES

TENANT FEES

BEFORE YOU MOVE IN:

Administration Fee £200 (inc VAT) per property

Processing the application, associated paperwork, contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Reference Fee £75 (inc VAT) per tenant

Referencing the tenant (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)

Guarantor Fee £50 (inc VAT) per guarantor (if required)

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Pet Deposit Returnable additional Security Deposit of £250

To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy

DURING YOUR TENANCY:

Amendment Fee £100 (inc VAT)

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share) £60 (inc VAT) 6 months or £120 (inc VAT) 12 months

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Future Landlord Reference Fee £30 (inc VAT) per reference request

Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:

Missed Appointment £35 per hour (inc VAT) plus any actual costs incurred

Missing pre-arranged Property Inspection or Maintenance Appointment

Unpaid Rent / Returned Payments Interest at 4% above Bank of England Base Rate from date due plus £35 handling fee to cover rejected payments

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF