

# N. S. BENNETT

INDEPENDENT CHARTERED SURVEYORS AND ESTATE AGENTS

VISIT US 24 HOURS A DAY,  
7 DAYS A WEEK WORLDWIDE ON  
[www.nsbennett.co.uk](http://www.nsbennett.co.uk)



## LETTINGS FEES AND CHARGES

### To Tenants

Before you move in:

**Tenant Application Fee** £175 including VAT for referencing up to two tenants (Identify, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to access affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

**Additional Tenant Fee** £20 including VAT for referencing per additional tenant (Identify, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to access affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

**Guarantor Application Fee** £20 including VAT for referencing (Identify, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to access affordability) and preparing a deed of guarantee as part of the tenancy agreement.

During your tenancy

**Lease Amendment Fee** £60 including VAT – contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

**Renewal Fee** £50 including VAT for a 6 month tenancy and £90 including VAT for a 12 month tenancy. This covers contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

**Each arrears letter** £10 including VAT .

**Each Uncleared or stopped cheque** £40 including VAT.

**Agents visits to the property as a result of rent arrears or breach of lease terms** £60 including VAT.

**Any costs we incur replacing/fixing damaged locks or replacing lost keys. Any contractor's call out charges if the repairs they have been instructed to attend are found to have been non-existent/non consequential or caused by your actions.**

**IF YOU HAVE ANY QUESTIONS ON OUR FEES PLEASE CONTACT A MEMBER OF STAFF**

N S Bennett and Associates are regulated by the Royal Institution of Chartered Surveyors and their Ombudsman service (and Arbitration/neutral evaluation procedures for Surveying Disputes for Business Clients), all Clients money is held in our clients account and all tenant's deposits are held by the Deposit Protection Service.