



Tenant Fees & Costs

Welcome to Mortimers Residential Lettings. When selecting a property to rent, you should be aware of the costs associated with setting up a tenancy. This document details all the costs that may be associated with commencing a tenancy through Mortimers Residential Lettings.

Before you Move in:

- **Set Up Fee:** (single applicant) £186 (inc VAT)
- **Set Up Fee:** (each additional applicant) £80 (inc VAT)
(set up fee includes cost of references for applicants, negotiation of tenancy terms and arranging tenancy agreement)
- **Guarantor Fee** £140 (inc VAT)
(credit referencing and arranging deed of guarantee)
- **Permitted Occupier Fee** £80 (inc VAT)
(payable for each occupier over the age of 18 in addition to those named as tenants)
- **Accompanied Check In Fee** £Nil (inc VAT)
(preparing an inventory and schedule of condition, explaining how appliances function, meter readings and letters to utility companies advising of new tenancy)
- **TDS Registration Fee** £60 (inc VAT)
(Payable Annually, cost of membership for protecting deposit held.)
- **Pet Deposit:** Deposit of minimum **50% of monthly rent** to cover added risk of property damage. This will be protected with your security deposit and protected in accordance with the security deposit scheme. This may be returned at the end of your tenancy subject to end of tenancy condition and agreement with landlord and tenant.

During Your Tenancy:

- **Amendment Fee** £100 (inc VAT)
(for change of occupier or any material change to the tenancy. Cost of renegotiating terms and amending tenancy agreements.)
- **Renewal Fee** £90 (inc VAT)
(contract negotiation, amending terms and arranging further tenancy agreement.)
- **Arrears Fee** £25 (inc VAT)
(cost of each chase letter following an initial chase letter or email for outstanding rent.)

Ending your Tenancy:

- **Check Out Fee** £216 (inc VAT)
(attending to the property to undertake end of tenancy schedule of condition, and negotiating the disbursement of the security deposit.)
- **Future Landlord Reference** £25 (inc VAT)
(collating information and preparing reference for future Landlord or Letting agent.)
- **Early Termination (If Permitted)** £475 (inc VAT)
(Includes negotiation with landlord, arranging and confirming the end of the tenancy confirming revised rent due, end of tenancy and contribution to landlord costs. Please note you will still be liable for the Check Out Fee as above and rent and utility bills will be due until the tenancy ends (when a new tenancy commences.)

If you have any questions please do speak to a member of the team.

All Costs detailed are in addition to any rent due and Tenancy deposit. Tenancy deposit is typically calculated at 6 weeks equivalent of rent however is subject to change depending on circumstances.



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