

A Tenant's Summary of Jackson Stops & Staff (South Manchester) Fees & Charges

WHAT DO I HAVE TO PAY

Administration Fees*

Up to two individual applicants	£250 inc VAT which includes the Immigration Act Fee
Each further applicant	£120 inc VAT
Guarantor application	£120 inc VAT per guarantor
Each Individual Permitted Occupier	£120 inc VAT
Company Tenant	£250 plus VAT (£300 inc VAT)
Tenant inventory fee	£60 inc VAT

A charge of £120 inc VAT will apply should you wish to make any alterations to the tenancy agreement such as agreed terms, start date etc that necessitates in the re-drafting of the tenancy agreement.

*Please note that the application fees are non refundable once the references have been applied for unless your "Right to Rent" check has failed, where upon £60 inc VAT will be retained per person over 18 who's check has failed.

Before You Move In

Once we have acceptable references we will request the holding fee, which will form all or part of the deposit for the property.

The First Months Rent and the Deposit in **cleared** funds prior to the commencement date of the tenancy which will either be held by Jackson Stops & Staff as stakeholder under the rules of the Tenancy Deposit Scheme for the duration of the tenancy one supplied by the Landlord. Details will be made available with the tenancy agreement.

Tenant check in fee	Minimum of £300 inc VAT for a 2 bed room property, then £60 inc VAT for each subsequent bedroom in the property up to a maximum of £480 inc VAT (optional)
Pet Consent fee	£60 inc VAT (maximum) plus an increase in the Deposit payable

During the Tenancy

Tenancy Agreement Amendment fee	£120 inc VAT per lease document
New Tenant Application & Ref fee	£200 inc VAT per tenant (as well as the above charge)
Tenancy Renewal fee	£120 inc VAT (maximum) per renewal
Failed Cheque or Standing Order	£30 inc VAT
Breach of Tenancy Letter	£30 inc VAT per letter written
Interest on late Rent	8% above Bank of England Base Rate
Tenancy Reference to Third Party	£24 inc VAT per reference
Lost Security Items	£120.00 inc VAT plus item cost. Obtaining necessary permissions, sourcing providers and travel costs.
Missed appointment fee	£60.00 inc VAT.
Out of Hours Services	£100.00 per hour inc VAT plus any actual costs incurred. Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate.
Subject Access Request	£10 inc VAT per request person

If a tenancy lasts for a year or more then the rent is subject to review annually in accordance with the tenancy agreement.

Subject to the Landlords consent it may be possible to renew your tenancy at the end of the existing term. We will contact you towards the end of this tenancy.

Please also note that should you wish to break your tenancy term this will require Landlord consent and you may be liable for significant fees normally incurred by your Landlord.

At the End of the Tenancy

Tenant check out fee	£240 inc VAT, and £60 inc VAT if a second appointment is required from the failure of the tenant to attend the original mutually agreed appointment
Contractor Surcharge	£30 per contractor employed following the tenant vacating and dilapidations requiring rectification



Jackson-Stops
& Staff