

Midway Property – Tenant Fees

Set up Fees	£	
Holding Fee (to secure the property)	£300.00	<i>If referencing is successful & the tenancy proceeds, this sum is then deducted from the first month rent. If referencing is unsuccessful, the Holding fee is retained to cover time and rent lost while the property was reserved</i>
Referencing charge, Inventory Fees, Preparation of First Tenancy Agreement, Identification checks & tenancy set-up (per adult tenant)	£75.00	<i>Please note that if your application fails or is withdrawn, the cost is non-refundable.</i>
Guarantor Referencing Charge (if applicable) (per adult)	£37.50	<i>Please note that if your application fails or is withdrawn, the cost is non-refundable</i>
Guarantor Administration Fee (if applicable) (per tenant)	£50.00	<i>If you require a Guarantor, this fee covers the cost of providing a Deed of Guarantee as part of the Tenancy Agreement. The Guarantor will also be responsible for paying the Guarantor Referencing charge.</i>

During the Tenancy	£	
Arrears Letter	£25.00	<i>Late Payment of Rent by 7 days or more</i>
Spare Key Fee	£25.00	<i>To borrow a copy of the key we hold. Refunded when keys are returned within 24 hours</i>
Tenancy Agreement Renewal	£85.00	<i>Drafting / Issuing new Tenancy Agreement</i>
Deed of Assignment	£65.00	<i>May be applicable if a change of tenant is requested mid-tenancy (subject to Landlord consent). New incoming Tenant must also pay for Referencing.</i>
Gas Safety Check Abortive Fee	£45.00	<i>For missed Gas Safety check appointments</i>
Interest on late payment	Variable	<i>Refer to rate in the Tenancy Agreement</i>

End of Tenancy	£	
End of Tenancy check-out	£70.00	<i>Payable at the end of the tenancy</i>
Landlord / Mortgage reference	£10.00	<i>Payable at the end of the tenancy</i>

Deposit Costs	£	
Security Deposit	Minimum 5 Weeks	<i>Sometimes 6 weeks in special circumstances.</i>

Charges correct as at November 2016
Not subject to VAT

Midway Property are members of The Property Ombudsman and comply with its code of practice.

