



# Tenant Fees & Charges

When you apply for a property a non refundable tenancy fee is payable. This fee is dependent upon the property, location and a number of other criteria including whether Garabys are carrying out the check in and tenancy signing. No other hidden fees, extra charges are payable apart from a deposit and the rent in advance. Please note all charges include VAT.

## **Security Deposit**

In most cases a deposit is equivalent to one months' rent. However, in some situations a deposit of 6 weeks or two months is required.

## **Administration & Tenancy Fee**

Each property listed on rightmove will detail the tenancy fees payable so you can determine which fee is payable in each situation. The fees are either

- Property located in the Home Counties and outer London £295 for one adult, £395 for two adults, each additional adult £70 or if a guarantor is required £70
- Property located outside of the Home Counties and outer London or where specifically agreed with the landlord that certain tasks are not being carried out by Garabys £195 for one adult, £295 for two adults, each additional adult £70 or if a guarantor is required £70

## **Late payment of rent**

£50 per late transaction plus an interest charge of 4% above Natwest bank base rate.

## **Check out fee**

The check out charge is dependent upon the location, size and whether the property is furnished or unfurnished. If the landlord is carrying out the check out it maybe that no charge is payable and this will be detailed within the tenancy agreement. The minimum charge is £36 with the maximum charge being £144. This charge is per visit including abortive or re-visits.

## **Tenancy renewal**

A charge between £36 to £144 depending upon whether a new tenancy is issued and/or on-site signing by Garabys in attendance is required.

If you need further information and clarification then please phone 0118 979 6771