

TENANT CHARGES (PRIVATE INDIVIDUAL)

AT LAWLORS WE HAVE A POLICY OF BEING AS OPEN AND FAIR AS POSSIBLE REGARDING THE CHARGES YOU MIGHT EXPECT TO PAY REGARDING THE RENTAL OF PROPERTIES. PLEASE ENSURE THAT YOU READ AND UNDERSTAND THE FOLLOWING, AND DON'T HESITATE TO CONTACT A MEMBER OF THE LETTINGS DEPARTMENT IF YOU HAVE ANY QUESTIONS.

PRIOR TO THE START OF YOUR TENANCY

WHEN YOU DECIDE TO TAKE A PROPERTY, YOU WILL BE ASKED TO PAY £1,000.00 RESERVATION FEE TO SECURE THE PROPERTY. THIS PAYMENT WILL ENSURE THAT WE NO LONGER CONDUCT VIEWINGS ON THE PROPERTY TO OTHER PROSPECTIVE TENANTS.

WE USE A REPUTABLE REFERENCING AGENCY TO CHECK ANY PROSPECTIVE TENANTS AND THEIR GUARANTORS (WHERE REQUIRED). THERE WILL BE A CHARGE OF £75.00 PLUS VAT FOR EVERY TENANT THAT WE HAVE TO REFERENCE.

THERE WILL ALSO BE AN AGREEMENT AND ADMINISTRATION CHARGE OF ONE WEEKS RENT PLUS VAT.

THE ABOVE CHARGES ARE NON-REFUNDABLE IN THE EVENT THAT YOU FAIL THE REFERENCE PROCEDURE OR OTHERWISE DECIDE NOT TO PROCEED WITH THE TENANCY.

I/WE UNDERSTAND THAT I/WE WILL BE CHARGED AN ADDITIONAL 3% ON ANY CREDIT CARD PAYMENTS AND AN ADDITIONAL 1% FOR ANY CASH PAYMENTS THAT I/WE MAKE.

DURING THE TENANCY

IF LAWLORS HAVE LET THE PROPERTY ON A LET ONLY BASIS, THERE WILL BE NO FURTHER FEES FROM US DURING THE FIXED TERM OF THE CONTRACT. HOWEVER, IF BY AGREEMENT BETWEEN YOURSELVES AND THE LANDLORD, YOU WISH TO RENEW, OR OTHERWISE EXTEND THE TENANCY, THERE WILL BE A FURTHER £50.00 PLUS VAT FLAT FEE CHARGED PER RENEWAL.

IF LAWLORS HAVE LET THE PROPERTY ON A LET AND RENT COLLECTION BASIS IN ADDITION TO THE RENEWAL FEES OUTLINED ABOVE WE RESERVE THE RIGHT TO CHARGE £25.00 PLUS VAT FOR EVERY DISHONOURED RENTAL PAYMENT THAT WE ARE OBLIGED TO CHASE.

IF LAWLORS HAVE LET THE PROPERTY ON A FULL MANAGEMENT BASIS IN ADDITION TO THE CHARGES OUTLINED ABOVE YOU WILL BE CHARGED £30.00 PLUS VAT FOR EVERY MISSED APPOINTMENT (EITHER WITH OURSELVES, OR WITH OUR CONTRACTORS).

IF A TENANT WISHES TO LEAVE PRIOR TO THE END OF THE TENANCY AGREEMENT AND IF THE LANDLORD GIVES PERMISSION FOR US TO FIND A NEW TENANT, LAWLORS PROPERTY SERVICES WILL CHARGE THE TENANT A FEE, WHICH WILL BE EQUIVALENT TO THE SUM WE SHALL BE REIMBURSING TO THE LANDLORD FOR THE PERIOD THE TENANCY HAS BEEN CUT SHORT, SUBJECT TO A MINIMUM OF £150.00 PLUS VAT TO COVER OUR ADMINISTRATION COSTS AND REMARKETING EXPENSES.

AFTER YOUR TENANCY HAS FINISHED

YOU WILL, OF COURSE, BE EXPECTED TO PAY FOR RENT ARREARS, DAMAGE AND SETTLEMENT OF FINAL UTILITY BILLS IN THE NORMAL WAY. YOU WILL NOT BE EXPECTED TO PAY FOR INVENTORY CHECKS. HOWEVER, IF WE ARE OBLIGED TO ATTEND THE PROPERTY TO INSPECT REPAIRING OR CLEANING WORKS REQUIRED THROUGH SOME FAULT OR INACTION OF YOURSELVES, YOU WILL BE CHARGED £30.00 PLUS VAT PER VISIT REQUIRED.

PLEASE SIGN AND RETURN ONE COPY OF THIS FORM, TO SHOW YOUR ACCEPTANCE OF THE ABOVE FEES, AND KEEP ONE COPY FOR YOUR OWN RECORDS.

SIGNED:
DECEMBER 2009

PRINT NAME:

DATED :