

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 Dept. 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 a £500.00 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 for every credit check we have to make.

All charges mentioned above make up your holding deposit for the property and are non-refundable in the event that you fail the reference procedure or otherwise decide not to proceed with the tenancy.

These charges are inclusive of vat

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 Collect basis, as well as 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 of £150 plus VAT to cover our administration and advertising costs.

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 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 :

print name:

Dated :

12/11/2007