

Tenants Fees and Charges

When you decide to rent a property through Bovingdons, the following charges will apply to each tenant/guarantor:

Charges associated with setting up of your tenancy

- Preliminary Charge £250 plus VAT “holding fee” prior to obtain references. This will be offset against your initial monies, should your tenancy proceed.

Pre-Tenancy

- Referencing charge £75 plus VAT per person or £149 plus VAT per company. Referencing is carry out by an independent referencing agency including establish the right to rent in the UK. The charge will not be refunded if negotiations are unsuccessful and references have been undertaken.
- Guarantor reference fee (if applicable) £60 plus VAT.
- Right to rent charge for under 18's - £30 plus VAT per person.

Additional Variable Cost

- Share of Inventory check fees (Cost varies dependent on property size and furnishing).
- The first month's rent in advance.
- One and half month's rent as a deposit against damage to the property during your tenancy, paid in advance. (Bovingdons is a member of the Tenancy Deposit Scheme and hold the deposit under the regulations stipulated by the scheme. Further information on the operation of the scheme can be obtained from tds.gb.com).
- A nominal fee will be charged should you renew your tenancy.
- Stamp Duty Land Tax. This tax is payable on tenancies when the rent exceeds £125,000. Please contact HMRC for further information.

Charges if you terminate your tenancy

- Change of Sharer £395 plus. VAT
- Deed of Surrender £75 plus VAT

Other Potential Charges

- Late payment fee £30 plus VAT
- Tenancy renewal fee £90 plus VAT
- Future landlord references

Please note that we do not have client protection but that our tenancy deposits are protected by registration at the TDS ('The Tenancy Deposit Scheme').

All tenancies are subject to contract, satisfactory references and the Landlords final approval. All tenancies are exclusive of council tax, water rates, gas and electricity and, if applicable, telephone. These services will be the responsibility of the tenant.

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