



www.Student-Quarters.com

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Tenancy Application Fees:

Application fee: £50.00 per tenancy required. E.g. a group of 5 applicants renting a whole house or a single tenant renting just one room will incur the same fee of £50. Processing the application, production of the associated paperwork (Tenancy agreement / Deed of guarantee) and referencing checks.

After The Tenancy Agreement Is Signed:

Tenancy amendment Fee £100.00: Amendments made to your tenancy agreement during your tenancy e.g: if a tenant wishes to leave and a replacement has been found a fee of £100.00 applies to alter the tenancy agreement provided the landlord approves the change of persons. If a tenant has not been found and the tenants require Quarters to find a new tenant (on agreement with the Landlord), a fee of £150 applies. Please note if you wish to change / leave your accommodation and no replacement has been found you are still liable for all rental charges and bills until a new tenant is found .

Tenancy renewal Fee £50.00—Renewal of Tenancy agreement and deed of guarantee, rechecking of eligibility to rent.

Late rent payment fee: £25 per person per calendar month

Interfering with smoke or heat detectors will incur an administration fee of £50 and a maintenance fee to be determined depending on the cost involved to undo any interference observed.

Recharging of a fire extinguisher discharged without due cause: £100

Emergency Agent callout due to damage or neglectful acts £50.

Ending The Tenancy

Failure to return all keys at the end of the tenancy: £20.00 per unreturned key. Charging for lock changes due to loss of multiple keys may apply: Cost: TBC depending on the number of locks / rooms.

Professional cleaning of the property after vacating and leaving in an unorderedly / dirty state : £15.00 per hour until the property is deemed fit by the agent. This includes if personal items / rubbish are left in the property after the tenancy has finished.

On ending your tenancy the agent will complete a checkout appointment if the property is managed by the agent. If the appointment is missed for any reason and needs to be rearranged and the agent is not advised in advance a re-arrangement of check out appointment is required at a cost of £25.00

Breach of non smoking policy— You may be charged during or at the end of your tenancy for cleaning required to remove stains / odour caused by smoking at a rate of £15.00 per hour.

Other Fees

Additional deposit log £30.00

Any fines imposed on the landlord or agency due to the unauthorised letting, subletting, or breach of HMO licensing terms caused by the actions of the tenant are to be paid by the tenant.