

Cloud Lettings Tenancy Fees Information

Before You Move In

Residential Lettings

Our residential application fee is **£125.00 per applicant including VAT** aged over 18. This fee covers the cost of the referencing process and will be taken when you submit your application. Should referencing fail due to false information being provided on your application, this fee is non-refundable.

Dependent on your circumstance a guarantor may be required for the tenancy; the fee for each guarantor is **£45 including VAT**.

A check-in fee of **£95.00 per property including VAT** is payable on the first day of the tenancy. This includes the inventory of the property and taking meter readings for utility providers.

Pet Deposit to cover the added risk of property damage **£200.00**. This will be protected with your deposit in a Government-authorized scheme and may be returned at the end of your tenancy.

If you wish to amend the terms of the agreement during the tenancy, including adding a new applicant, the referencing fee of **£125.00 per applicant including VAT** will need to be paid by all applicants.

Student Lettings

Our student application fee is **£50.00 per person including VAT** and must be paid by your group in order to reserve your chosen property. This fee is non-refundable.

Professional House Share

Unless advised otherwise our professional house share application fee is **£50.00 per person including VAT**. This fee is non-refundable.

Other Fees And Charges

Out of Hours Services **£60.00 including VAT per hour**. This will be applicable where the actions of the tenant result in the agent or nominated contractor attending the property to remedy the situation.

Unpaid Rent may result in interest at **8%** above Bank of England Base Rate being charged from the due date.

If you have any questions on our fees, please ask a member of staff.