

TENANTS FEES AND CHARGES (as of January 2019)

Below is a breakdown of all associated costs required in advance related to letting a property through Alpha Residential.

HOLDING DEPOSIT

We will take a holding deposit to reserve the property and remove it from our available list subject to contract and references.

Typically the equivalent to references and our administration fee. Please note this fee is non-refundable should you decide to withdraw your offer of tenancy or should we receive unsatisfactory references. Acceptance is subject to contract and references. This fee does not oblige the landlord to let, nor does it create a Tenancy Agreement between both parties. This fee is equivalent to our referencing and administration fee.

ADMINISTRATION FEE

Our administration charges start at £150- £350+ VAT and can differ for student rentals. These fees are payable upon agreeing a price for the property. This fee includes the cost of the Tenancy Agreement, Prescribed Information and Legal Notices.

REFERENCES

Individual references are £45 + VAT per applicant.

SECURITY DEPOSIT

A minimum of a month and half rent is required.

TENANCY AGREEMENT

A Tenancy Agreement will be drawn up. Please note that all named tenants on the Tenancy Agreement will be required to sign all documents prior to commencement of the tenancy.

RENT

This is payable monthly in advance by standing order from one bank account only.

CLEANING SERVICES

If the property was professionally cleaned before you moved in, you will need to pay for one to be done when leaving.

EXTENSION/ RENEWAL

Once the fixed term has expired the tenancy will be renewed and a charge of £100 including VAT will be payable.

CHECK OUT FEES

See separate schedule for inventory fees and charges.

INVENTORY FEES AND CHARGES

UNFURNISHED

Compilation	From £80 including VAT
Check- in	From £75 including VAT
Check- out	From £75 including VAT

FURNISHED

Compilation	From £95 including VAT
Check- in	From £80 including VAT
Check- out	From £80 including VAT

Please note these prices are based on one bedroom, one reception and one bathroom. Additional costs are added on per bedroom, extra receptions and bathrooms.

We use several inventory companies, so prices quoted may vary depending on who is available at the time of moving.

LANDLORD FEES (as of January 2019)

FULLY MANGED SERVICE

Monthly commission	15% plus VAT
Inventory	See separate schedule of charges
Gas safety certificate	From £70 incl. VAT
Take over management fee	£300 plus VAT
Call out charges	May differ depending on contractors
EPC	From £90 incl. VAT
Replacing smoke / carbon monoxide alarms	From £90 incl. VAT

RENT COLLECTION SERVICE

Monthly commission	12.5% plus VAT
Deposit registration	Landlords to protect
Inventory fees	See separate schedule of charges
Gas safety certificate	From £70 incl. VAT
EPC	From £90 incl. VAT
Replacing smoke / carbon monoxide alarms	From £90 incl. VAT

FIND A TENANT SERVICE

Upfront fee	10% plus VAT
Deposit registration	Landlords to protect
Inventory fees	See separate schedule of charges
Gas safety certificate	From £70 incl. VAT
EPC	From £90 incl. VAT
Replacing smoke / carbon monoxide alarms	From £90 incl. VAT

NB: Should a landlord withdraw from letting to a suitable tenant, they will be liable for refunding the tenants holding deposit.

£250 + VAT Landlord administration fee to cover tenancy agreements