

## Tenant fees

### STANDARD TENANCY SET UP

- £280 for one applicant.
- £350 for two applicants.
- £70 per subsequent applicant or guarantor.

Referencing each applicant over 18 years of age (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability and suitability). Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

### STUDENT TENANCY SET UP

- £50 per applicant including their guarantor.

Referencing each applicant and their guarantor (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability and suitability). Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

### THERE ARE NO OTHER FEES

## Contact us

01509 320 320

Let@Huntleys.net

7 Biggin Street, Loughborough, LE11 1UA

WWW.HUNTLEYS.NET

## Conditions

1. The payment of the application fee indicates your intentions to proceed with renting the property. This amount will be held against our expenses in processing your application. This payment does not obligate our client the Landlord; to let the above-named property or any other property to you and it does not commit the Landlord to granting a tenancy or form an offer of a tenancy.
2. Should you withdraw your application because you or any joint Applicant(s) change your or their mind(s) then no money will be refunded to you.
3. Only Special requests stated at the time of application will form part of the agreement. No comment or offer by the landlord or their Agent should be relied upon.
4. Should the landlord fail to complete your special requests prior to the tenancy start date and you decline to proceed, a full refund of your application fee will be made.
5. Huntleys requires all Applicant(s) referencing forms to be completed via the internet within 3 working days from the application date. Should we not, we may advise the Landlord to remarket the property, and no monies will be refunded to you.
6. You consent for us to pass your references to the Landlord.
7. Should your application be unsuccessful because you fail the credit check, or the Landlord deems that your references are unsatisfactory then no money will be refunded to you.
8. If your application passes the credit and referencing checks and the Landlord declines to proceed, a full refund of your application fee will be made.
9. Should your circumstances require you to have a guarantor, and you are not a student, then the additional fee of £70 inclusive of VAT will be payable to cover the costs of additional referencing and document preparation.
10. Due to the confidential information required, we may not be able to provide you with an explanation if you fail referencing.
11. All Applicant(s) are required to sign the tenancy agreement prior to the commencement of the tenancy.
12. The proposed tenancy start date cannot be relied upon until all parties to the agreement have signed.
13. If the rent is payable monthly in advance it must be paid by a single standing order.
14. On completion of acceptable references an appointment will be made for you to attend our office to sign the Tenancy Agreement and complete any outstanding paperwork.

All fees stated are inclusive of VAT. Rent and Deposit are exempt from VAT.

