

***FIELD PALMER PROPERTY MANAGEMENT***  
***APPLICANT & TENANT FEES***

<p><b>APPLICANT REFERENCING (PER PERSON)</b> References will be required from the current employer, previous landlord and possibly a bank and a character reference. A credit check carried out. There is an administration fee of £200.00 (inc. VAT) for one or £360.00 (inc. VAT) for two applicants and thereafter £100.00 (inc. VAT) for each additional applicant (or Guarantor if required.)</p>	<p>1 APPLICANT £200 2 APPLICANTS £360</p>
<p><b>GUARANTOR REFERENCING (PER PERSON)</b> References will be required from the current employer, possibly a bank and a character reference. A credit check carried out.</p>	<p>£100</p>
<p><b>CHECK OUT FEE (PER TENANCY)</b> Held by Field Palmer till the end of the Tenancy as a contribution to the end of tenancy costs, payable at the beginning of the tenancy</p>	<p>£120</p>
<p><b>FAILED REFERENCING (PER PERSON)</b> The fee is non refundable if declined by the landlord</p>	
<p><b>WITHDRAWAL OF PROPERTY</b> If the Landlord withdraws the property from rental, application fee will be refunded in full.</p>	<p>1 APPLICANT £200 2 APPLICANTS £360</p>
<p><b>DEPOSITS (PER PROPERTY)</b> A deposit normally equivalent to one months rent plus £100 is payable on the commencement of the tenancy and is refundable at the termination of the tenancy less any charges for damages, non payment of rent or breach of contract etc.</p>	<p>Dependant on monthly rent</p>
<p><b>TDS ADJUDICATION (PER TENANCY)</b> If a deposit is submitted to the TDS for adjudication following unsuccessful negotiations. The fee is calculated as follows CLAIM AMOUNT x 12% including VAT = FEE CHARGE or £60.00 including VAT whichever is the greater.</p>	<p>£60 minimum</p>
<p><b>TENANCY EXTENSION FIXED OR PERIODIC (TENANT SHARE)</b> Arranging and preparing an extension of the original tenancy agreement.</p>	<p>£60</p>
<p><b>AMENDMENTS TO TENANCY AGREEMENTS (PER AMENDMENT)</b> Administration charge for making any amendment to the tenancy agreement after it has been issued</p>	<p>£30</p>
<p><b>PET (PER PET)</b> In the event permission is granted we reserve the right to increase the deposit held, and may wish to add a clause in the contract stating that the carpets must be professionally cleaned/treated after vacating.</p>	<p>Additional deposit is required</p>
<p><b>REFUND OF OVERPAID RENT (PER TRANSACTION)</b> Any overpaid rent received will be refunded subject to an administration charge.</p>	<p>£30</p>
<p><b>EARLY TERMINATION (PER PROPERTY)</b> Should the tenant wish to terminate the tenancy early and the Landlord agrees, the tenant will be responsible for paying the Landlord's reasonable set up fees in securing a new tenant and the rent until a new tenancy begins calculated on a daily basis or to the end of your agreement, whichever is the sooner. For example – £300 landlords set up fee + £54 Inventory update = £354 plus rent due</p>	<p>£354 minimum</p>