

# Fees to tenants.



## Before you move in

**Tenancy Agreement Fee** (Tenant's share):  
£240 (plus VAT) £288 (inc VAT) – Contract negotiation (amending and agreeing terms) and arranging the Tenancy Agreement.

**Reference Fee**  
£40 (plus VAT) £48 (inc VAT) per tenant – Processing the application and referencing.

**Permitted Occupant Check Fee**  
£20 (plus VAT) £24 (inc VAT) per occupant over 18 – we must check every occupant over 18 has the legal right to rent in the UK.

**Bank Reference Fee**  
Refer to your bank as charges may vary.

**Guarantor Fee**  
£40 (plus VAT) £48 (inc VAT) per guarantor (if required) – Processing the application and referencing.

**Deposit**  
Equivalent to six weeks rent (unless otherwise agreed) – This will be protected in the Tenancy Deposit Scheme and will be returned in accordance with the terms of your tenancy agreement.

**Pet Deposit**  
Equivalent to two weeks rent in addition to your Deposit (as listed above) (unless otherwise agreed) – to cover the added risk of property

damage. This will be protected with your deposit in the Tenancy Deposit Scheme and may be returned at the end of the tenancy in line with your Tenancy Agreement.

**Deposit Protection Fee** (tenant's share):  
£40 (plus VAT) £48 (inc VAT) – for registration and updating of your deposit in the Tenancy Deposit Scheme (ASTs only).

**Stamp Duty:**  
Due on tenancies where the rent amounts to over £125,000. For more information please refer to the HMRC.

## During your tenancy

**Amendment Fee**  
£500 (plus VAT) £600 (inc VAT) – Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

## Ending your tenancy

**Check out arrangement Fee**  
£50 (plus VAT) £60 (inc VAT) – Covering Knight Frank's role in organising the checkout and, where applicable, preparing the Schedule of Dilapidations, liaising between you and your landlord and making recommendations.

**Check Out Cost**  
Inventory Company charge dependant on size and content of the property. The landlord normally pays for the Inventory and Check In.

## Other fees and charges

**Unpaid Rent / Returned Payments**  
Interest at 4% above Bank of England Base Rate from date due.

**Arrears Letter Charge**  
£20 (plus VAT) £24 (inc VAT) per letter sent.

**Professional Cleaning**  
As per the charge of the cleaning company – The charge will be deducted from the Deposit if this has not been carried out at the end of the tenancy. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy. Knight Frank do not make any additional charges for this.

**If you have any questions on our fees, please ask a member of our lettings team.**