

Tenant Fees

Once you've found the perfect property and your offer has been accepted, we'll start preparing the tenancy agreement and organising the logistics for your move-in day. The fees may vary depending on the type and size of property, and the type of tenancy agreement you have, so it's best to ask the office dealing with your offer for a full break-down of costs.

That said, we don't want you to have any unexpected surprises when it comes to signing the contract, so here's a list of what you can typically expect to pay. All fees listed are inclusive of VAT.

Standard Fees

BEFORE YOUR TENANCY

Administration fee	Provision of a tenancy agreement, brokering agreed amendments between landlord and tenant, and arrangement of completion and signature of the agreement.	£250	Per tenant
Guarantor fee	Credit referencing and preparing a deed of guarantee as part of the tenancy agreement.	£50	Per guarantor (if required)
Referencing	Referencing for one tenant, covering identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers or landlords, and any other relevant information to assess the affordability of your application.	£0	Per tenant
		£50	Company
Deposit registration	Registering your deposit with the Tenancy Deposit Scheme. Your deposit is typically six weeks' rent.	£0	Per deposit
Inventory costs	Arranging for a clerk to meet you and agree the current inventory of the property at the start of the tenancy.	£0	

DURING YOUR TENANCY

Amendment fee	Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.	£50	
Renewal fee	Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.	£100	

ENDING YOUR TENANCY

Check-out fee	Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating repayment of the security deposit.	£100	
Future landlord reference fee	Collating information and preparing a reference for a future landlord or letting agent.	£36	Per reference provided

Charges

Late rent payments	An administration charge will be charged on each and every occasion that the rent is late, even by one day.	£25	Per incidence
2nd rent reminder	An administration charge will be charged for the second rent reminder sent to you or your guarantor (where applicable).	£30	Per reminder
3rd rent reminder	An administration charge will be charged for the third rent reminder sent to you or your guarantor (where applicable).	£42	Per reminder
Returned rent	Administration charge for any stopped rent or cheque administration charge.	£12	Per incidence
Post tenancy rent	Administration charge for return of rent payment post-tenancy.	£12	Per incidence
Key attendance charge	Call out to gain entry to the property during normal office hours.	£30	Per incidence
	Call out to gain entry to the property outside normal office hours.	£60	
Lost keys	Charged for each key lost, regardless of type.	£20	Per key
Missed appointment	Charge for failure to be at the property for an appointment arranged by us or a contractor.	£50	Per incidence
Call outs	Call out charge where the tenant has not exercised proper care.	£40	Per incidence
	Unnecessary contractor call outs will be charged to tenants as per call out invoice.	TBC	
Tenancy breach letter	Administrative charge for each letter to advise of breach of tenancy	£30	Per letter
Additional copies	Additional copies of tenancy agreements or inventories required post-tenancy.	£30	Per item
Exit of fixed term	The cost to the tenant if they wish to break the tenancy to leave within the first fixed term (subject to landlord agreement).	Re-letting costs	Up to max. 1 month's rent

Other information



Crompton Estates is a member of the Tenancy Deposit Scheme, administered by The Deposit Protection Service.



Independent redress is provided by The Property Ombudsman Service.

Crompton Estates is not currently registered with a Client Money Protection Scheme, but we are in the process of applying to be a member of "CMP" (Client Money Protect).