

CLIENT MONEY PROTECTION (CMP) PROVIDED BY: NALS



INDEPENDENT REDRESS PROVIDED BY: TPOs



www.phillipshawltd.co.uk

BEFORE YOU MOVE IN:

Holding Deposit: £350 inc VAT (to be taken off overall amount owed before releasing the keys)

To act as a security / commitment for the landlord as we will hold the property for you whilst checks are undertaken.

Set Up Fee: £150 (inc VAT) per person

Referencing of tenants (income checks, identity checks, visa & immigration checks, employer/ previous landlord checks), contract negotiation and tenancy agreement arrangement.

Guarantor Fee: £150 (inc VAT) per guarantor

(Income/affordability checks, identity checks, visa & immigration checks), preparation of Deed of Guarantee linked to tenancy agreement.

Deposit Amount: Usually equivalent to 1months to 6 weeks rent. Lodged in the relevant government deposit schemes (MyDeposits, DPS, or TDS) by either Phillip Shaw Ltd or Landlord with an issued certificate as proof.

Inventory Check in Fee (done by specialist independent inventory clerk): Minimum £80, Maximum £250 Inc VAT).

Example: unfurnished studio flat £70 / 5 bedroom furnished house £250. Fee is set in accordance to a sliding scale which is dependent on various factors (no. of bedrooms, no. of other rooms, no. of bathrooms, furnished /unfurnished etc).

Withdrawal Fee: £350 (inc VAT)

Once offer is accepted, subject to contract, you will be asked to pay a holding deposit amount of £350. You will receive a receipt for these funds which details terms and conditions. In the event that you withdraw from the tenancy or fail the checks, you will lose the holding deposit amount.

DURING YOUR TENANCY:

Amendment Fee: £100 (inc VAT) per person

Changes to tenancy terms, change of tenant names (initial set up fees & terms would apply if new tenants are to be put on the tenancy)

Tenancy Renewal Fee: No Fee

Late rent payment: £50 (inc VAT)

If rent is paid more than 3 days late without prior notice then a penalty charge will be enforced

ENDING YOUR TENANCY:

Check out Fee: None. Landlord to pay.