

# Jack Barclay Estates

Sales Lettings and Management

T: 0207 345 5064 F: 0207 345 5065 E Mail: admin@jackbarclayestates.com

## Tenants Fees and Charges:

**Referencing:** £295.00 initial tenant  
£60.00 additional tenant

- Tenancy Agreement AST, Processing the application and Referencing, Contract Negotiation, Deposit Protection Fee (AST only);

**Permitted Occupant Check Fee:** £24.00 per tenant 18 over

- Legal checks to every applicant ages 18 and over have the legal right to rent in the UK

**Guarantor Fee:** £48.00 per guarantor

- Covering referencing and preparing the Tenancy Agreement

**Security Deposit:** Six Weeks Rent

- E.g.; Rental £300 per week (£300 x 6 weeks = Deposit £1800.00)
- Protected by a Deposit Scheme chosen by property owner

**Pet Deposit:** Four Weeks Rent

- Four weeks rent paid on top of the security deposit.
- Added cover to any possible risk of property damage. A Tenancy Deposit Scheme chosen by the property owner protects a pet deposit with your security deposit.

## Stamp Duty:

- Due on tenancies amount to and over £125,000.00

## DURING YOUR TENANCY:

### Amendment Fee:

**Tenant (single) breaking a tenancy agreement:** £495.00

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy. Deposit scheme registering

### Breaking your contract early:

- Charges will be based on commissions paid by the property owner, reregistering deposit, check in, inventory charges and Jack Barclay Estates amendment fee. A replacement tenant(s) would have to be found before any tenant(s) be replaced or rent shall be paid until a replacement tenant(s) are found. All require be confirming and agreeing by property owner, tenant and agent.

## RENEWAL:

£195.00 Initial Tenant  
£45.00 Additional Tenant

- Administration Cost; Tenancy Agreement, Contract Negotiation, Deposit Protection Fee (AST only);

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## ENDING YOUR TENANCY:

### Check Out charge:

- Tenant(s) have to pay Jack Barclay Estates for a check out. An independent company carries check out for Jack Barclay Estates. Charges dependant on size and content of property carry out inventory. Check out carried out on the appointed day, a day before a move out or on the very same day. This will ensure that only one visit will be required thereby saving money as we offer a reduced rate.

## OTHER FEES AND CHARGES:

Unpaid Rent / Returned Payments:	£35 per Returned Payment
Arrears Letter Charge	£35 per Letter Sent
Arrears Door Knock	£35 per Visit
Arrears Phone Call's	£35 Per Call

### Professional Cleaning:

- As per the charge of the cleaning company, deduct the charge from the Security Deposit if a professional clean not taken place. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

ANY FURTHER QUESTIONS ON OUR FEES OR SERVICES, PLEASE CALL US AND SPEAK TO A MEMBER OF OUR LETTINGS TEAM