



## Tenant Fees

All Prices are inclusive of VAT, unless expressly stated otherwise

Type	Description	Fee
<b>Prior to Move In</b>		
Application Fee- for 1 <sup>st</sup> applicant	Identity Checks, immigration and visa confirmation, Right to Rent checks, financial credit checks, obtaining references from current or previous employers and landlords and any other relevant information to assess affordability. Contract negotiation (amending and agreeing terms) and arranging tenancy and agreement	<b>£210</b>
Application Fee- for 2 <sup>nd</sup> and subsequent applicants	Identity Checks, immigration and visa confirmation, Right to Rent checks, financial credit checks, obtaining references from current or previous employers and landlords and any other relevant information to assess affordability. Contract negotiation (amending and agreeing terms) and arranging tenancy and agreement	<b>£60</b>
Guarantor Fee (per applicant)	Identity checks, credit referencing, obtaining references from current or previous employers, and any other relevant information to assess affordability. Preparing a Deed of Guarantee as part of the tenancy agreement	<b>£60</b>
Express Check-In	To prepare tenancy agreement sooner than normal timescales	<b>£90</b>
Alteration of dates or tenants within 48 hours of move-in	To amend and alter tenancy documents when you, as the tenant, change the names and/ or date of move in within 48 hours of the move in date previously agreed	<b>£60</b>
Pet Deposit	Returnable additional security deposit to cover the added risk of property damage. This will be protected with your security deposit in a Government authorised scheme and may be returned to you at the end of your tenancy	<b>£100</b> <b>(VAT not applicable)</b>
Security Deposit- <i>The security deposit will be protected in a Government authorised scheme and may be returned to you at the end of your tenancy</i>		
Option 1: <b>1x monthly rent plus £100</b> (if tenant takes out tenant's liability) Option 2: <b>1.5x monthly rent</b> (if tenant is not taking out tenant's liability)		
<b>During your Tenancy</b>		
Renewal Fee (tenant's share)	Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	<b>£60</b>
Copies of Documents	Printing and delivering of copies of any documents already received, upon request	<b>£30</b>
Future Landlord Reference	Collecting information and preparation of a reference for future landlord and/ or letting agent	<b>£18</b>
<b>Other Fees and Charges</b>		
Out of Hours Service	Where actions of the tenants result in the agent, or nominated contractor, attending the property. Time to remedy the property is charged at an hourly rate	<b>£30 plus costs incurred</b>
Unpaid Rent/ Returned Payments £30 admin fee per instance when rent is late plus 3% interest above the Bank of England base rate to be calculated when rent is 24 hours late, or more, after due date		
Lost Keys/ Locked out of property	Where we must attend the property to allow access back in to the property. Where the keys are lost, the tenant will be responsible for the cost of a locksmith to change the locks, as well as replacement keys	<b>£24 plus costs (if applicable)</b>
Professional Cleaning (if required)	Only charged when professional cleaning is necessary to return the property to the same condition as at the commencement of the tenancy	<b>£30 per hour</b>

The office is part of a Client Protection Money Scheme: NALS

The office is part of the Redress Scheme: The Property Ombudsman

0116 326 6805 | [sales@lannisterhomes.com](mailto:sales@lannisterhomes.com) | [lettings@lannisterhomes.com](mailto:lettings@lannisterhomes.com) [www.lannisterhomes.com](http://www.lannisterhomes.com)

VAT registration number: 288 283 751 | Registered Number: 1119600 | Registered Office: Rutland House, 23-25 Friar Lane, Leicester, LE1 5QQ  
Lannister Homes is a trading name of Lannister Homes Limited