

## **Campbell Residential Fees and Charges for Tenants**

The following is a list of fees and charges that may be incurred before, during or after a tenancy is arranged by Campbell Residential

### **Pre Tenancy fees**

#### **Administration fee**

An administration fee of £252 INC VAT is payable by the tenant to cover the cost of the negotiations and the lodging of the deposit with The Deposit Protection Service.

#### **Reference Fees**

A reference fee of £144 INC VAT is payable for a maximum two tenants, an extra charge of £36 INC VAT is charged for any additional references required.

#### **Deposit**

Usually equivalent to 6 weeks of the agreed rent. The deposit will be held in The Deposit Protection Service scheme and returned at the end of the tenancy subject to the check out report.

### **Fees charged during the tenancy**

#### **Change of sharer (including 1 reference)**

A change of sharer fee of £240 INC VAT is payable to change the sharer (subject to permission of the change being granted by the landlord and accepted references being received).

#### **Unpaid rent written demand**

If the rental payment is late and a written demand has to be sent the charge for each written demand is £35 INC VAT.

#### **Failure to keep appointment**

If during your tenancy, we have arranged an appointment with you for maintenance contractors / property inspectors or the inventory company to attend the property and you fail to keep the appointment not giving at least 12 hours' notice a charge will be payable of £48 INC VAT

#### **Renewal of the tenancy**

A renewal fee of £120 INC VAT is payable for the renewal of a tenancy.

## **Post tenancy fees**

### **Check out fee**

As per your tenancy agreement you are responsible for the cost of the check out fee as listed below.

- Studio £144 INC VAT
- 1 Bed £144 INC VAT
- 2 Bed £168 INC VAT
- 3 Bed £168 INC VAT