



# Assured Shorthold Tenancy (AST) Fees – signed prior to 1<sup>st</sup> June 2019

## Tenant Fees

Once an offer has been submitted for a rental property and accepted by the Landlord, subject to contract and references to include 'right to rent checks', previous landlord references (if available) and the necessary affordability/credit checks, Best Gapp will request a non-refundable reservation fee of one week's rent to reserve the property and in order to proceed with the tenant reference applications. NB. If the Landlord decides not to proceed with the tenancy the reservation fee will be reimbursed in full, however should the applicant withdraw their offer either before or after the tenant references are processed the reservation fee will be non-refundable and retained by the Landlord.

**Deposit:** Equivalent to six weeks rent (unless otherwise agreed). NB. All deposits to be protected in the Tenancy Deposit Scheme (either DPS or TDS).

**Pet Deposit:** Equivalent to two weeks rent in addition to the six week security deposit (unless otherwise agreed). This is to cover the additional risk for damages to the property. NB. All deposits to be protected in the Tenancy Deposit Scheme (either Deposit Protection Scheme or Tenancy Deposit Scheme).

**Tenancy Agreement Fee:** £220 inclusive of VAT

### Tenant

**Administration Fee:** £120 inclusive of VAT (per person)  
- to include credit check fee: £37.20 (non-refundable)

### Permitted Occupier

**Administration Fee:** NB: This fee only applies if there is an additional occupant permitted stated on the tenancy agreement.  
£120 inclusive of VAT (per person)  
- to include credit check fee: £37.20 (non-refundable)

### Guarantor

**Administration Fee:** £120 inclusive of VAT (per guarantor)  
- to include credit check fee: £37.20 (non-refundable)

**Tenancy Renewal Fee:** £85 inclusive of VAT

### Check-Out

**Tenant Inventory Fees:**

- 1 Bed	£175.00 inclusive of VAT
- 2 Bed	£220.00 inclusive of VAT
- 3 Bed	£275.00 inclusive of VAT
- 4/5 Bed	£325.00 inclusive of VAT

- Best Gapp are covered by the 'RICS Client Money Protection Scheme'
- Best Gapp belongs to 'The Property Ombudsman Redress Scheme' [www.tpos.co.uk](http://www.tpos.co.uk). A copy of the 'TPO Code of Practice' is available from our office.
- Best Gapp 'Complaint Handling Procedure' is available from our office.