

TYPICAL RENTAL COSTS- TENANT

Typical Costs	Assured Shorthold Tenancy
Holding Deposit	One week's rent which will be credited to your account prior to move in and payable at the point of offer
Deposit	5 week's rental
Rental payment	Usually monthly in advance dependent on circumstances and credit reference outcome and in accordance with the terms in the Tenancy Agreement
Stamp Duty Land Tax	Payable where total rent exceeds £125,000

Typical Costs	Non Housing Act Tenancy (including Company)
Reservation Fee	Two week's rent which will be credited to your account prior to move in
Deposit	6 week's rental
Rental payment	Usually monthly in advance dependent on circumstances and credit reference outcome and in accordance with the terms in the Tenancy Agreement
Credit Reference (per application)	Individual- £48.00 (inc VAT) Company- £60.00 (inc VAT)
Tenancy Agreement	£300.00 (inc VAT)
Inventory Check In	From £150.00
At Renewal- Renewal Memorandum/Agreement	£180.00/£250.00 (inc VAT)
Stamp Duty Land Tax	Payable where total rent exceeds £125,000

Other Costs	Applies to all Tenancies
Deed of Assignment, Variation, Surrender	Confirmed upon request and subject to Landlord consent
Utility Bills & Other	Subject to the providers tariffs and may include all or some of the following: Telephone, Wi Fi, Water & Sewerage, Electricity, Gas, Council Tax and TV License

Compliance

Rose & Partners fully support the government's legislation, The Tenant Fees Act 2019, which banned certain administrative charges associated when renting an Assured Shorthold Tenancy. Non Housing Act Tenancies to include Company Tenancies fall outside this legislation.

When an offer is made, a Holding Deposit or Reservation Fee is paid to secure the property subject to landlord consent, satisfactory references and contract, at which point we shall confirm verbally and in writing the conditions under which it is held. We are also required to carry out Right to Rent checks to comply with the Immigration Act 2014 and shall request to see original documentation to support this check, prior to move in.

Rose & Partners are members of the Property Redress Scheme (PRS), the Tenancy Deposit Scheme (TDS) and is an ARLA PropertyMark licensed member, adhering strictly to their codes of professional conduct. We are members of the PropertyMark Client Protection Money Scheme, the rules and our membership certificate are displayed on the website.