

urbanbubble Liverpool - Residential Building's Tenant Fees

BEFORE YOU MOVE IN

Tenant Application Fee**£70.00 (inc. VAT)**

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Additional Tenant Fee**£35.00 (inc. VAT)**

Processing the application, associated paperwork and referencing.

Guarantor Fee**£35.00 (inc. VAT)**

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Company Let**£300.00 (inc. VAT)**

Processing the application, associated paperwork and referencing.

Check-In Fee**£0.00 (inc. VAT)**

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services.

DURING YOUR TENANCY

Renewal Fee**£70.00 (inc. VAT)**

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Tenancy Replacement Fee**£420.00 (inc. VAT)**

Cover the re-letting costs incurred by the landlord, if the landlord gives permission for the tenant to terminate their tenancy early.

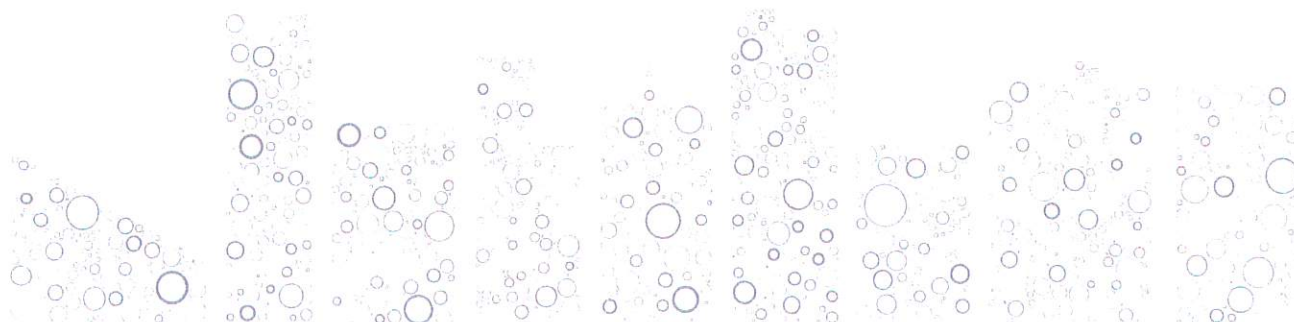
END OF YOUR TENANCY

Check-Out Fee**£0.00 (inc. VAT)**

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s).

Future Landlord Reference Fee**£20.00 (inc. VAT)**

Collating information and preparing a reference for a future landlord or letting agent.



urbanbubble Liverpool - Student Building's Tenant Fees

BEFORE YOU MOVE IN

Tenant Application Fee**£50.00 (inc. VAT)**

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Guarantor Fee**£ Included within the Tenant Application Fee**

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Booking Fee**£250.00**

Upon completion of the lettings process, the booking fee is due to be paid to secure a reservation within the building. Upon move in to Queensland Place in September of the next academic year the booking fee will be deducted from your first month's rent.

Check-In Fee**£0.00 (inc. VAT)**

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services.

DURING YOUR TENANCY

Tenancy Replacement Fee**£420.00 (inc. VAT)**

Cover the re-letting costs incurred by the landlord, if the landlord gives permission for the tenant to terminate their tenancy early.

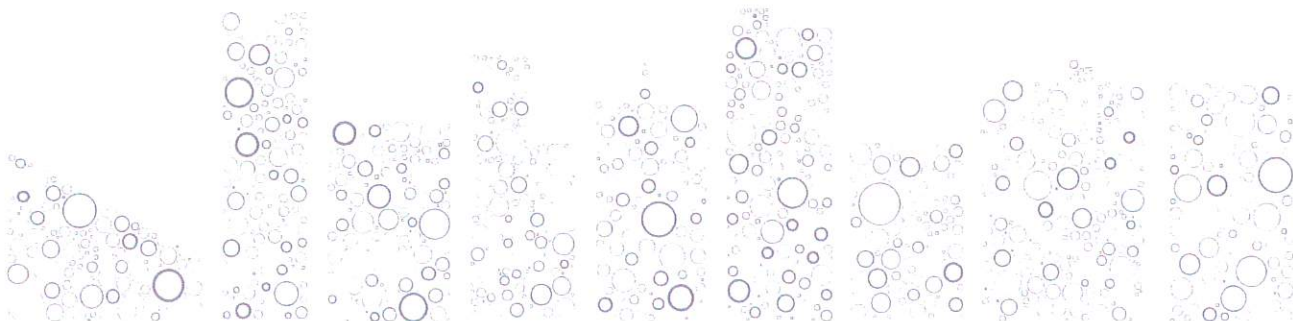
END OF YOUR TENANCY

Check-Out Fee**£0.00 (inc. VAT)**

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s).

Future Landlord Reference Fee**£20.00 (inc. VAT)**

Collating information and preparing a reference for a future landlord or letting agent.



OTHER FEES & CHARGES

Unpaid Rent / Returned Payments **£25.00 (inc. VAT)**

Administration fee for issuing a letter or email to chase rent when seven or more days late. Interest at 8% above Bank of England Base Rate from date due.

Property Visit to Chase Unpaid Rent **£24.00 (inc. VAT)**

Only charged where no contact has been made with the tenant when chasing unpaid rent. A property visit by a member of staff to inspect the property and chase any unpaid rent due by the tenant.

Rent Arrears Case Passed to Legal Advisor **£50.00 (inc. VAT)**

Only charged when rent falls into two full months arrears. Providing account information and any relevant file notes to a legal advisor.

Collection and Forwarding Tenants Post **£30.00 (inc. VAT)**

To visit the property to check, recover and forward any post relating to the previous tenant. Only charged when requested by the tenant.

Professional Cleaning (if required) **£ (Cost of contractor) + £30.00 (inc. VAT)**

Deducted from the security deposit administration fee for instructing cleaning contractors.

Access Card **£15.00**

Cost for replacement access card if lost, damaged, destroyed or stolen.

Access Fob **£15.00**

Cost for replacement access fob if lost, damaged, destroyed or stolen.

Apartment Key **£30.00**

Cost for replacement apartment key if lost, damaged, destroyed or stolen.

Post Box **£10.00**

Cost for replacement post box if lost, damaged, destroyed or stolen.

