



**DYLAN DAVIES**  
Estate & Letting Agents



INDEPENDENT REDRESS  
PROVIDED BY THE  
PROPERTY OMBUDSMAN



MEMBER OF THE DEPOSIT  
PROTECTION SERVICE

Dylan Davies Estate & Letting  
Agents are not members of any  
Client Money Protection Scheme

# FEES TO: TENANTS

## BEFORE YOU MOVE IN

<b>Set up fee</b> (tenant's share)	<b>£245</b> (including VAT) <b>for up to two tenants</b>
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 access affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement	
<b>Additional Tenant Fee</b>	<b>£50</b> (including VAT) <b>per tenant</b>
Processing the application, associated paperwork and referencing	
<b>Guarantor Fee</b>	<b>£75</b> (including VAT) <b>per guarantor</b> (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement	
<b>Pet Deposit</b>	<b>Returnable additional Security Deposit of £150</b>
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 at the end of your tenancy	

## DURING YOUR TENANCY

<b>Amendment Fee</b>	<b>£25</b> (including VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy	
<b>Renewal Fee</b> (tenant's share)	<b>£30</b> (including VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	

## OTHER FEES AND CHARGES

<b>Out of Hours Services</b>	<b>£50 per hour</b> (including VAT) plus any actual costs incurred
Where actions of the tenants results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate	
<b>Unpaid Rent / Returned Payments</b>	Interest at 8% above Bank of England base Rate from due date
<b>Professional Cleaning</b> (if required)	<b>£25 per hour</b> (including VAT) will be deducted from the Security deposit
Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy	

[www.DylanDavies.co.uk](http://www.DylanDavies.co.uk)

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