

Tenancy information

The following is a detailed list of fees and charges that may be incurred before, during and after a tenancy. Should you require any clarification on any of the below please don't hesitate to contact us.

Holding deposit:

Typically, x 1 weeks rent (this will be deducted from the initial move in balance if the offer is accepted and returned if the offer is rejected)

Referencing of an Individual applicant or guarantor (including the 'Right to Rent' Check)

All applicant references are undertaken by an independent referencing company. You will be required to fill out and complete an online application form. You will have to provide us with proof of current address and your right to rent in the U.K (such as original bank statement, utility bill, council tax, this must be dated within the last 3 months)

If your offer is accepted (subject to contract) before the tenancy starts you will need to make the following payments to us by cleared funds which are usually:

Advance Rent:

Rent is payable in advance for each tenancy, you will need to pay the first month's rent prior to the commencement of your tenancy, the amount payable may differ depending on the terms of your tenancy.

Security deposit:

This is usually the equivalent of 5 weeks rent, payable prior to the commencement of your tenancy. If Strickland & Co manages the property the deposit will be registered with the DPS

Amendments or changes to the tenancy terms:

If you wish to make any amendments or changes to the tenancy agreement once the tenancy has started, if the landlord agrees we will draw up an addendum to the agreement at a fee of £50.00

Early termination:

If the Tenant ends this agreement early under the provisions of this tenancy agreement then they are to pay to the Landlord on demand a proportion of the lettings agents fees incurred by the Landlord in connection with the creation of the letting such proportion to be a calculation based on the ratio that the unexpired term of the tenancy from the date at which the notice of termination takes effect compared to the original length of the Term. The Tenant may also be liable to reimburse the Landlord for the cost of certain disbursements including but not limited to references, Inventory and Check In fees.