

Guide to Tenant Charges

All fees are reviewed yearly by Pilgrims Lettings and can therefore be subject to change. All charges are shown inclusive of VAT at the prevailing rate unless otherwise stated.

Good Intent Payment (non-refundable*):

Credited towards the balance finance due at Tenancy commencement.

Equal to 30% of the monthly rental

*Unless the Landlord withdraws (other than for failed referencing or delay in Tenancy commencement date by the prospective Tenant). In the event that the Good Intent payment is forfeited, the Tenant Administration Fees noted below will **not** apply, but **£60 per tenant** will be retained by Pilgrims with the balance paid to the Landlord.

Tenant Administration Fees

Includes: Referencing, ID checks

- Tenancy Agreement (Total Cost £240 split with Landlord) Tenant Share	£120.00
- Each Tenant	£120.00
- Family (couple with children under 18)	£240.00
- Guarantor	£120.00
- Guarantor Agreement	£ 60.00
- Company	£300.00

Inventory Check-Out Fee:

To include an independent Inventory Check-out and report at the end of the Tenancy. This fee is charged at the end of your Tenancy and is deducted from your deposit.

From £65.00 depending on size of property and if it is furnished or unfurnished.

Tenancy Extension:

(£120 shared with Landlord)

£60.00

Change of Tenant Fee:

Includes: Referencing, preparation of Tenancy Agreements and Administration

In shared households where 1 or more Tenants wish to leave the property mid-tenancy and have found a suitable replacement Tenant, the following charges will be made (subject to Landlord approval and references)

£180.00 for incoming tenant and £180.00 for outgoing tenant.

Alteration to Tenancy Agreement (during Tenancy)

i.e. inclusion of pets or permitted occupiers

£60.00

Loss of Keys

In the event that a Tenant loses their keys or is locked out

Cost of change of locks and duplicate keys

Lock-Out Fee

In the event that a Tenant locks themselves out (during Office hours)

£24.00

Rent Arrears Reminder Letter/email:

£24.00 per letter/email

Early Termination of Tenancy Fee:

Early termination is subject to Landlord's consent and, if given, current tenant's liability will continue until a tenancy commences with a new tenant. A charge to cover the landlord's re-letting charge/commission will be applied.

Calculated on a pro-rata basis for the unexpired term of the tenancy agreement

Missed Inventory Check Out Fee:

This will be charged if the property is not ready to Check Out at the allotted time i.e. Tenant's possessions remain at the property or property is too dirty to inspect.

From £65.00 depending on size of property and if it is furnished or unfurnished.

Cash Payments

Cash can only be accepted by prior agreement, and a charge will apply to all cash transactions to cover additional banking charges.

1% of cash value