



Emmerson

Tenants Fees



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Specialist Letting And Property
Management Agents
Emmerson
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Guide to Tenants Fees

This is intended to be a simple guide to the costs you are likely to incur should you decide to take a rental Property through Emmersons.

If you have any queries about these fees or what they cover and this is not clear from this website, please call one of our team on 01628 633893

TENANTS FEES (all fees incl VAT unless specified)	
Administration Fee – setting up the tenancy and the preparation of the Agreement	£220.00 (£184 excl VAT)
Referencing Fee	£60.00 (£50 excl VAT) per adult
Holding Fee – deducted from the first month’s rent at the start of the tenancy	£200 – (rents £1500 pcm or below) £500 – (rents over £1500 pcm)
Guarantor Fees – only if required	£60.00 (£50 excl VAT)
Inventory Check out Charges - payable at the end of the tenancy	Click Here For Inventory Charges
Security Deposit - payable at the start of the tenancy	Guide Only Unfurnished Property – one month’s rent in advance Furnished Property – one and a half month’s rent in advance
Deposit Registration Fee	£50 (£42 excl VAT)
Pet (dogs and cats) – we like pets, but in all cases we require the approval of the landlord. They will often require an increased Security Deposit.	Guide only -Extra 2 weeks rent deposit
Tenancy Renewal Fee	£60.00 (£50 excl VAT)
Change of Occupancy (Sharers)	Referencing Fee £60.00 (£50 excl VAT) per new tenant Fee for New Agreement and Notices £220.00 (£184 excl VAT)