

## RESIDENTIAL LETTINGS CHARGES PAYABLE BY A TENANT: Existing Tenancies signed before 01.06.19 (payable until 31.05.20)

### COSTS BEFORE YOU MOVE IN

1.	Reservation Fee	Typically equivalent to <b>two weeks' rent per tenancy</b> To be paid on acceptance of offer and, upon receipt, JLL will not, during the reasonable period of arranging the tenancy, seek to negotiate the letting of the property with any other party.
2.	Tenant and Guarantor Referencing Fee	<b>£60 per person</b> To be paid on acceptance of offer for identity, immigration and visa confirmation (if applicable), financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability.
3.	Tenancy and Paperwork Preparation Fee	<b>£240 per tenancy</b> Contract negotiation (amending and agreeing terms) and arranging the tenancy and associated paperwork.
4.	Deposit	Typically equivalent to <b>six weeks' rent per tenancy</b>
5.	Pet Deposit	An additional amount typically equivalent to <b>two weeks' rent per tenancy</b> To cover the added risk of property damage by a pet.
6.	Inventory Check-In Fee	Determined by the size and condition of the property, for example ranging from <b>£60 for an unfurnished studio apartment up to £600 for an unfurnished six bedroom townhouse</b> Attending the property to undertake an updated schedule of condition based on the original inventory.

### COSTS DURING YOUR TENANCY

7.	Amendment Fee	<b>£240 per amendment (if applicable)</b> Contract re-negotiation, amending terms and issuing updated tenancy paperwork.
8.	Late Payments and Standing Orders	<b>£60 per late payment</b> If rental payments are late by more than seven days, the fee will be charged if JLL is required to chase the payment.
9.	Unpaid Rent	Interest at 5% above the Base Rate of the Bank of England from date due
10.	Stamp Duty	Only applicable on tenancies of over £125,000
11.	Renewal Fee	<b>£180 per renewal (if applicable)</b> Contract re-negotiation, amending terms and issuing updated tenancy paperwork.

### ENDING YOUR TENANCY

12.	Early Termination	<b>£240 per tenancy</b> Arranging the termination and issuing a deed of surrender.
13.	End of Tenancy Clean	Determined by the size and condition of the property, for example ranging from <b>£60 for an unfurnished studio apartment up to £1100 for an unfurnished six bedroom townhouse</b> Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

All the above charges are inclusive of VAT.

**CLIENT MONEY PROTECTION SCHEME:** JLL is regulated by RICS and a member of the RICS Client Money Protection Scheme.

**REDRESS SCHEME:** JLL's redress scheme is operated by The Property Ombudsman Limited – further details available at [www.tpos.co.uk](http://www.tpos.co.uk).