

Fee structure - all fees quoted are inclusive

For properties in Wales and until the enactment of the the Renting Homes (Fees etc.) (Wales) Bill the following fees are payable when applying to rent a property:

Tenant Fees

Referencing and administration fee for a single or joint application to include referencing costs, credit checks, tenancy negotiation, administration and tenancy agreement - £250.00

Additional application over 18 years - £75.00

1st Guarantor - £100.00

£90.00 administration charge for any written extension of a tenancy or alteration to an existing tenancy agreement.

Landlord Fees

Full Management Service to include all marketing, legislation advice, accompanied viewings, administration, negotiating and preparing the tenancy agreement, rent collection, rent arrears management, property visits, property maintenance service - 12% of rent collected, subject to a minimum fee of £60 per calendar month

Let Only Service

Equivalent to half of the first month's rent subject to a minimum fee of £500.00 includes: all marketing, legislation advice, accompanied viewings, administration, negotiating and preparing the tenancy agreement.

Charges for the preparation of a photographic record of condition and inventory are based at the administration rate of £45 per hour, with a minimum charge of £200.00. We would be pleased to provide an estimate for the property upon request.

For full details of our pricing and of services we are able to offer please do not hesitate to contact Tom Price who would be pleased to discuss and tailor to suit your individual requirements.

Tenancy Information

Permitted payments

[For properties in England](#), the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding Deposit: One week's rent. (This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year): Five weeks' rent. (This covers damages or defaults on the part of the tenant during the tenancy)

Variation of Contract £50 per agreed variation. (To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents)

Early Termination: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Utilities, communication services (eg. telephone, broadband), TV licence and council tax;

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £45 per hour for the time taken replacing lost key(s) or other security device(s).

Contractual damages in the event of the tenant's default of a tenancy agreement; and any other permitted payments under the Tenant Fees Act 2019.

Tenant protection

In addition to publishing relevant fees, lettings agents are also required to publish details of: the redress scheme they are a member of; and the name of the approved or designated Client Money Protection scheme they are a member of (if any).

Thomas Price & Partners are regulated by the RICS

Client Money Protection (CMP): RICS

Redress scheme: Property Redress Scheme