

NON HOUSING ACT AND COMPANY LET

Davis Tate – Tenant Fees

What are the costs involved if I rent a property with Davis Tate?

Costs 'BEFORE' moving in

Application Fee for 1 or 2 applicants	40% of the agreed monthly rent (subject to a minimum of £300)
Additional person after 2 applicants (or guarantor)	£60 (per applicant)
Reservation Monies (VAT not applicable) (credited against your Move In Invoice)	£500
Check in fees (depending on size/furnishings – see table below)	

Property	Type	Furnished	Unfurnished
Studio	Check In	£95	£85
1 Bed	Check In	£120	£115
2 Bed	Check In	£135	£125
3 Bed	Check In	£155	£145
4 Bed	Check In	£175	£160
5 Bed	Check In	£205	£180
6 Bed Plus	Price on application		

*please note failure to attend a pre-arranged check in will incur an abortive cost at the relevant rate above

Additional fees which may become payable by some applicants ...

Guarantor's Clause	£90
Permitted Occupier(s) Clause	£90
Pet Clause	£90
Break Clause	£90
Other Tenancy Amendments or Additional Clauses	£90
Express Check In Fee	£120

Client Money Protection is provided by Propertymark. The redress scheme for Davis Tate is The Property Ombudsman Scheme.
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Abingdon on Thames, Burghfield Common, Didcot, Goring on Thames, Henley on Thames
 Pangbourne, Reading, Shinfield, Sonning Common, Twyford, Wallingford, Wantage and Woodley



Due 'AFTER' moving in

Tenancy Renewal	£100
Other Tenancy Amendments or Additional Clauses	£90
Paperwork Fee	£24
Rent Arrears Letters (fee applies to fully managed and rent collection properties)	£12
Early Termination Fee (Full Management & Rent Collection Service)	£500
Change of Tenant during a Tenancy	40% of the agreed monthly rent inc VAT

Check out fees
(depending on size/furnishings - see table below)

Property	Type	Furnished	Unfurnished
Studio	Check Out	£115	£100
1 Bed	Check Out	£125	£115
2 Bed	Check Out	£145	£125
3 Bed	Check Out	£165	£150
4 Bed	Check Out	£180	£165
5 Bed	Check Out	£235	£205
6 Bed Plus	Price on application		

*please note failure to attend a pre-arranged check out will incur an abortive cost at the relevant rate above

Any outstanding fees or rent at the end of your tenancy will be deducted from your security deposit.

All fees shown are INCLUDING VAT at 20% unless stated otherwise

Description of fees/monies due

What are reservation monies and when do I have to pay them?

Once you have decided to apply for a property and the terms of the tenancy have been provisionally agreed with your landlord you will be asked to pay the reservation monies and complete a property reservation form. The property will be reserved in your name for a period of two weeks from the date of receipt of the reservation monies. We may show it to other people but no other tenancy applications will be accepted while the property is being reserved for you. The reservation monies will be credited to your Move In Invoice.

You can cancel your application within one working day in writing whereby your £500 reservation monies will be refunded in full within 3 working days.

If you withdraw from the tenancy less than 14 days after this reservation, the monies will be returned to you less the administration fee. If you withdraw your application 14 or more days after this reservation, the monies will be forfeited in full. If you withdraw from the tenancy less than 14 days before the tenancy start date, the reservation monies will be forfeited in full.

If you fail references, the reservation monies will be forfeited in full.

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What is the tenancy application fee and when do I pay it?

This fee includes the tenancy agreement, deposit protection, Identity checks and cost of referencing which will include checking your credit status, contacting your current and/or previous employer/accountant, current and/or past landlords, and take into account any other information to help assess the affordability of your tenancy application.

What other fees may be payable?

Additional Person

This covers the cost of processing the application and associated paperwork where there are more than 2 tenants or a guarantor.

Check In Fee

This fee is for the attendance of an inventory clerk who will check an Inventory with you to confirm the condition of the property and will depend on the size of the property.

Express Check In Fee

This fee applies if you request a move-in less than 5 working days after reservation.

Guarantor's Referencing

We will advise you if you are required to provide a Guarantor after your ability to pay the rent has been assessed by our reference provider. A guarantor will undergo credit referencing to ensure they have sufficient earnings to cover the overall rent commitments in the event that you are unable to pay your rent. This fee is payable in respect of each Guarantor that requires referencing. Generally only a parent or other family member are considered to be acceptable as guarantors.

Permitted Occupier

Permitted occupiers are at the Landlords consent and the relevant fee will apply.

Other Tenancy Amendments

If you require an amendment to the standard tenancy agreement before the tenancy commences this fee will apply.

Move In Invoice

You will be provided with a Move In Invoice along with other move in paperwork. This will show the amount due to be paid before move in. It will include the security deposit, the first month's rent, any fees and any monies already paid. **This must be paid by cleared funds at least 48 hours before move in.**

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During and after the tenancy, we offer additional services where fees may apply:

Tenancy Renewal fee

This is the cost of preparing a new Tenancy Agreement and negotiating with your landlord for a further fixed term tenancy.

Other Tenancy Amendments/Additional Clauses

If you require an amendment to the standard tenancy agreement during the tenancy this fee will apply.

Paperwork Fee

You will have “free” online access to all documents relating to your tenancy. However if you require paper copies each document will be subject to this fee.

Rent Arrears

Should rent not be received on the due date, a letter will be sent after 7 days and then again at 7 day intervals confirming non-receipt whilst rent remains unpaid. Tenants will be charged the appropriate fee for each letter sent. All legal costs will be charged to the Tenant.

Early Termination of Tenancy (Full Management & Rent Collection Service)

Once the fee has been paid, Davis Tate will market the property in order to secure replacement tenants. Tenants will remain liable for all rental obligations as per the Tenancy until such time that a new tenancy has commenced with replacement tenants. For Let Only properties tenants will need to liaise directly with their Landlord.

Check out fee

This fee is for the attendance of an inventory clerk who will check the Inventory with you to confirm the condition of the property at the end of your Tenancy and includes a detailed checkout report to assist in the assessment of the return of your security deposit. The fee will be dependent on the size of the property.

Third Party reference request

If at any time during or after your tenancy we are requested to provide a reference on your suitability as a tenant, this fee is chargeable.

All the above will be payable in advance of any work or action being undertaken.

All Fees are effective from 18th October 2017 and include VAT at 20% (unless shown otherwise).

Any outstanding fees or rent at the end of your tenancy will be deducted from your security deposit

These terms maybe subject to change, and notification of such change will be published at www.davistate.com