

Tenants Fees



Tenants

If you are considering moving to the area, we're on hand to get your search started. We're a respected local Estate Agent, so please get in touch to discuss your ideal home requirements or to find out more about the local area. Alternatively, to begin your property hunt with us please use the search below or contact your local office.

Please see below information on the costs associated with renting a property.

Tenancy Agreements Subject to the Tenant Fees Act 2019:



Holding Deposit

One week's rent to reserve a property and will then contribute towards the first months rent.



Security Deposit

Equivalent to five weeks' rent, rising to six week's rent when the annual rent is in excess of £50,000.



Unpaid Rent

This will potentially incur interest at 3% above the Bank of England base rate, as outlined in the Tenancy Agreement.



Lost Keys

Tenants are liable for the cost of replacing any lost keys or security device, including a change of lock or replacement of device if required.



Amendments of Tenancy Agreement at the tenant's request

Amendments of Tenancy Agreement at the tenant's request a minimum of £50 per change which could increase depending on the level of work required to carry out the amendment.



Early Surrender of the Tenancy

Should a tenant need to surrender the tenancy early and the Landlord agrees to re-let the property, the liability for the payment of rent will end once a new tenant is found and takes up occupation. However, the tenant will still need to cover the Landlord's costs for re-letting the property.



Tenant reference charge

(£60 per tenant) covers collecting and verifying references from employer/ accountant and previous landlord reference as well as carrying out a credit check and collecting a copy of passport, proof of residency, bank statements and a recent payslip.



Guarantor Charge

(£60 per guarantor if required) covers credit referencing and preparing a Letter of Guarantee as part of the Tenancy Agreement.



Professional Check-In Fee

(£144) enables us to arrange a date and time with the tenant to be checked in at the start of the tenancy and checked out at the end of the tenancy, instruct inventory providers, agree the terms of the security deposit disbursement between Landlord and tenant, return deposit as agreed with the Landlord and tenant to relevant parties, remit any disputed amount to the Tenancy Deposit Scheme for final adjudication, unprotect security deposit, instruct contractors and obtain quotes, organise repairs/replacements/cost of any broken or missing items.



Renewal Charge

(tenant share, £144) covers the cost of negotiating and administering the renewal and re-registering the deposit with the Tenancy Deposit Scheme.

If a tenant decides to rent a property through Conran in the name of a business or company the tenancy administration and reference charge will be £480 for a new tenancy and £240 for every renewal.



Further Information

All prices are inclusive of VAT.

As a member of The Property Ombudsman (TPO) for sales and lettings we subscribe to TPO's Codes of Practice. This Government approved independent redress scheme gives consumers additional protection beyond that required by law. Our clients have peace of mind that there is free and fair redress available in the unlikely event of an unresolved dispute involving our agency.

As members of The Guild Property Professionals and Propertymark this means that any monies we hold are insured. This gives our clients peace of mind and financial protection that their money will always be safe in our hands under the Propertymark Client Money Protection Scheme.



Tenant Help

There are many benefits to living in a rental property that is managed by Conran, however we appreciate that not all properties are managed. Should there be a time where by you are unable to get hold of your Landlord - don't worry, we will help where we can.

