

# Under the provisions of the 'Consumer Rights Act 2015'

The Agent must display the inclusive of VAT charges figures

## Kings Lettings: Customer [TENANT] Charges (assuming VAT @ 20%)

The Following Charges apply to Company/Non-Housing Act/Lodging Tenancies – charges marked “#” may also apply to Assured Shorthold Tenancies:

### Pre-Tenancy

#### Fee (for Agent Expenses\*):

Self-contained Accommodation 54% of one month's rental Inc. VAT per named occupier (plus £30 + VAT for an additional named occupier in “shared” accommodation)

For example, if a property's rental is £750pcm, Kings' charge would be £337.50 + VAT (total £405)

If that same example property were to be 'shared' with two others, Kings' charge would be £337.50 + £30 + £30 + VAT (total £477)

Room/Bedsit (using a Lodging Agreement) £150 + VAT (total £180)

*\*Charge includes tenant referencing (not “fast-track” supplement), tenancy agreement production (fee shared with landlord), obtaining safety certificates, and any other ad hoc required pre-let works.*

“Kings' Price Promise” [not relevant to Assured Shorthold tenancies, where NO charges apply]; We promise to beat the agency fees you would pay with any of our High Street competitor Agents\* for the same property, where a particular property is marketed by multiple Agencies at the same time. Even if the competitor Agent is running a voucher-offer/discount, Kings guarantees to beat their agency fees by £75 (incl. VAT), solely subject to receiving bone fide written proof of the competitor's fees for the subject property. [\* i.e. excludes 'online-only' Agents]

Guarantor	£30 + VAT (total £36)
Credit Search	£20 + VAT (total £24)
Applicant Withdrawal #	£forfeit 'holding deposit' – inc VAT
Applicant Change of Tenancy Start Date #	£forfeit 'holding deposit' – inc VAT
“Fast Track” Referencing #	£175 + VAT (total £210)
Inventory [‘check-in’ charge only]	Room/Studio/1 Bed – £123 + VAT (total £147.60) 2 Bedrooms – £135 + VAT (total £162) 3 Bedrooms – £147 + VAT (total £176.40) 4 Bedrooms – £171 + VAT (total £205.20) 5 Bedrooms – £195 + VAT (total £234) 6 Bedrooms – £225 + VAT (total £270)
Monday-Thursday Sign/Move-in #	FOC
Friday-Sunday Sign/Move-in #	£85 + VAT (total £102)

## During/post-Tenancy

<b>Change in Shared Tenancy/ Variation in Tenancy</b>	[new documents] [Referencing fee] [Assured Shorthold Tenancy]	£150 + VAT (total £180) £30 + VAT (total £36) £50 inc VAT (total £50)
<b>Tenancy Renewal [extension] Documentation</b>		£40/£55 + VAT (total £48/£66)
<b>Photocopy Tenancy Agreement/Documentation</b>		£15 + VAT (total £18)
<b>Early Termination</b>		£20 + VAT (total £24)
<b>Change in Early Termination Date</b>		£20 + VAT (total £24)
<b>Key Replacement #</b>		@ cost
	If Tenant requests key delivery £15 per hour plus petrol (20p per mile) + VAT (total £18 per hr) Key loan; £75 deposit (returnable) upon key(s) return	
<b>Abortive Property Visit #</b>		£24 + VAT (total £28.80)
<b>For arranging Cleaning</b>		£20 + VAT (total £24)
<b>10% + VAT Fee for Dilapidations [bills over £30]</b>		e.g. £30 bill charge: £3 + VAT (total £3.60)
<b>Ex-Tenant Reference request</b>		£60 + VAT (total £72)
<b>Breach of Tenancy Letter</b>		£20 + VAT (total £24)
<b>Returned/Refused Bank Payments</b>	[Company/Non-Housing Act] [Assured Shorthold Tenancy]	£20 +VAT (total £24) per payment @ cost
<b>Debt Collection Agent</b>	[Company/Non-Housing Act] [Assured Shorthold Tenancy]	£50 + VAT (total £60) @ cost

**IMPORTANT NOTICE #:** After leaving a tenancy, some ex-Tenants fail to notify their bank/payer to cancel 'standing order'/other rental payments to Kings. Please note that, if Kings receives rental payments after the tenancy account has been closed [i.e., usually as soon as the Deposit has been finalised], Kings will be obliged to make a charge for returning any such overpayment: this processing charge would be £45 + VAT (total £54) per payment.

## **KINGS LETTING**