



NON-HOUSING ACT TENANCIES (NHA)

You can see all of the money and fees you'll need to pay for Non-Housing Act Tenancies (NHA) listed below.

All our fees and charges are shown including VAT.

Description	Charge
Pre Tenancy Application Charge (PTAC)	Equivalent of two weeks rent, which will be put towards your first rent due on completion of the tenancy. If you withdraw from the tenancy: This payment will be awarded to the Landlord or Agent
Tenancy paperwork	£180 per tenancy for contract negotiation and arranging the tenancy
Company reference checks	£75 per reference
Deposit	Usually equivalent to six weeks rent or if you have a pet this will usually be equivalent to eight weeks.
Withdrawing from the tenancy	One weeks rent
Check-in and/or check out	From £120 to £620 approx. Check your tenancy agreement to confirm who is responsible for paying this charge.
Call out services (inc out of hours)	£80 per hour and/or you'll have to pay the contractors invoice where your actions or lack of actions result in us or a contractor attending the property to remedy the situation.
Last minute cancellation or no cancellation of pre-arrange visits.	£80 per visit and any contractor invoice. If you cancel an appointment less than 24 hours before, or we have arranged to visit your property and we can't gain access.
Hourly rate	£80 plus any replacement costs if we or the landlord have to replace any damaged or broken items, or return any fixtures or fittings to their original position, as per the inventory.
Any overseas payment charges	£30 per payment. Unless you ask us to pay monies to a UK bank account instead.
Late/unpaid/returned rent payments	£60 late payment charge and 3% above the base rate of Bank of England per annum, calculated daily.
Change of sharer	£180
Additional sharer	£75 if they change at the same time as the above
Renewal negotiation	£180 for each renewal. If additional referencing is required we'll also charge you £75 per reference.
Any tenancy agreement specially negotiated clauses agreed after the tenancy agreement has been signed.	£180 each time a change is requested and agreed by the landlord
Early termination (at landlord's discretion)	All costs, fees and charges incurred by the landlord for allowing early termination including the agent's existing or re-letting fees.
Stamp Duty Land Tax	This tax is payable on tenancies where the rent exceeds £125,000
Bank Charges	There is no charge for payments to UK bank accounts, if you ask us to pay an overseas account we'll charge £30 per payment.