

## BEFORE YOU MOVE IN

- SET UP FEE (TENANTS SHARE)
  - Covering credit referencing and creation of Tenancy Agreement and Inventory (if applicable)

Joint application £340 inc VAT  
Single application £200 inc VAT
- ADDITIONAL PERSON  

£140 inc VAT per person (if required)
- GUARANTOR FEE
  - Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

£150 inc VAT
- STANDARD DEPOSIT  

1.5x monthly rent
- HOLDING FEE
  - Non refundable and payable upon application but will be deducted from the first months' rent when you move in

£200 inc VAT
- PET DEPOSIT
  - To cover the added risk of property damage at the end of the tenancy

Additional £200 (if required)

## DURING YOUR TENANCY

- AMENDMENT FEE
  - Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

£48 inc VAT
- RENEWAL FEE (TENANTS SHARE)
  - Contract negotiation, amending and updating terms and arrange a further tenancy agreement

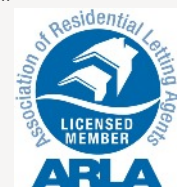
£48 inc VAT
- UNPAID RENT / RETURNED PAYMENTS  

Interest at 8% above Bank of England Base Rate from due date
- PROFESSIONAL CLEANING (IF REQUIRED)
  - Only charged where necessary to return the property to the same condition as at the start of the tenancy

Please ask for a quote

\*\*\* Please note we are not able to accept Credit Card payments \*\*\*

**Cobb Amos is an ARLA  
licenced member  
[www.arla.co.uk](http://www.arla.co.uk)**



• TENANT FIND ONLY	75% plus VAT of the first month's rent (min of £450 inc VAT)  No Management Charge
• RENT COLLECTION	Tenant Finding Fee 75 plus VAT of the first month's rent (min £400 inc VAT)  £36 per calendar month (inc VAT)
• PART MANAGED	Tenant Finding Fee 75 plus VAT of the first month's rent (min £400 inc VAT)  10% plus VAT of monthly rent (min of £48 inc VAT)
• FULLY MANAGED	Tenant Finding Fee 60% plus VAT of the first month's rent (min £350 inc VAT)  12% plus VAT of monthly rent (min of £48 inc VAT)
• PREPARATION OF ASSURED SHORTHOLD TENANCY AGREEMENT	£90 inc VAT
• LANDLORDS BUILDINGS INSURANCE	Please ask for a quote
• GAS SAFETY TEST CERTIFICATE	Approx £150 inc VAT (Depending on number of consumer units)
• ENERGY PERFORMANCE CERTIFICATE	£90 inc VAT
• COBB AMOS TO HOLD DEPOSIT AND REGISTER DEPOSIT WITH THE TENANCY DEPOSIT SCHEME	£45 inc VAT
• FULL INVENTORY / SCHEDULE OF CONDITION	From £90 in VAT (Depending on size of property)
• PERIODIC PROPERTY INSPECTION	£36 inc VAT
• SERVICES OF RELEVANT LEGAL NOTICE TO TENANTS	£60 inc VAT
• ARRANGING THE MOVE OUT AND FINAL PROPERTY CHECK	Please ask for quote