

MCHUGH & CO

ESTATE AGENTS & AUCTIONEERS

Transparency for Tenants

Once you have found the perfect property and your offer has been accepted, we shall start preparing the tenancy agreement and organising the logistics for your 'move-in' day. The tenancy charges may vary, depending on the agreement we have with the landlord, so it is best speaking with one of our Lettings Agents prior to securing the property.

That said, we do not want you to have any unwelcome surprises when it comes to signing the contract, so below is a list of what you can typically expect to pay to:

Pre-Tenancy	All Fees stated are inclusive of VAT (20%)
Tenancy Agreement/Admin Fee	£250
Referencing Fee	£30 per reference (includes credit check)
Check-in / Check-Out Inventory Fee	£100-£200 depending on the size of your property (Applies if an inventory is carried out, the tenant will pay for check-in only – see fees explained)
Deposit	Six weeks rent
During Your Tenancy (if required)	All Fees stated are inclusive of VAT (20%)
Change of Occupancy	£150 per Tenant (includes referencing)

FEES EXPLAINED

Tenancy Agreement/Admin Fee - Provision of a tenancy agreement, brokering agreed amendments between landlord and tenant, and arrangement for completion and signature of the agreement by both parties. As we provide a LET only service please be advised that your landlord will be solely responsible for the

registering of your deposit, with their desired Deposit Scheme. Your deposit is typically six weeks rent.

Referencing Fee - The cost of referencing includes checking your credit status, previous employer, current or past landlords, and taking into account any other information to help assess the affordability of your tenancy application.

Check-in / Check-out Inventory Fee - The cost of arranging for a clerk to meet you and agree the current inventory of the property at the start of your tenancy. The cost of the check-out at the end of the tenancy is met by the landlord. Applies only if an inventory is carried out on the property.

Change of Occupancy - Contract negotiation, amending and updating terms and arranging a further tenancy agreement.

Insurance - It is your responsibility to insure your own belongings throughout the tenancy.

Transparency for Landlords

Once we have found the perfect tenant for your property, we shall start preparing the tenancy agreement right away. To avoid any unwelcome surprises when it comes to signing the contract, below is a list of what you can typically expect to pay:

Lettings Service Only Long Let (6 months or more) = 8% + VAT (9.6% inc VAT) includes:

- Comprehensive marketing
- Carrying out Accompanied Viewings
- Finding a tenant
- Obtaining References
- Finalising the Tenancy Agreement

Lettings Renewal Fee (Fee for each year thereafter) = 6% + VAT (7.2% inc VAT)

Service includes:

- Reassessment of current rent in accordance with prevailing market conditions
- Negotiation of renewal including addition of new terms where necessary
- Comprehensive renewal administration including issuing memorandum of renewal and arranging signature by both parties

Other Fees:

- Energy Performance Certificate - £60
- Gas Safety Certificate - £100
- Check-out / Inventory Fee: £100-£200* depending on the size of your property
*As McHugh & Co provide a “Let Only Service”, it is the Landlords responsibility to provide an inventory for new tenants. Inventory prices vary depending on the size of your property. We can help put you in contact with reputable firms to organise an inventory.

****McHugh & Company are members of the Deposit Protection Service (DPS)****

Landlords must register the deposit in a government-backed tenancy deposit scheme (TDP) if you rent your home on an assured shorthold tenancy.

Your landlord or letting agent must register your deposit in the scheme within 30 days of receiving.

McHugh & Company are not members of a client money protection scheme.

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McHugh and Company are members of The Property Ombudsman

www.tpos.co.uk



Membership number D01683