

Our Fees to landlords and tenants
All fees to tenants and landlords and inclusive of VAT

Fees to tenants

Contract Fee:	£100.00
Fees for drawing up the tenancy agreement	
Additional Tenant Fee:	£0.00
Additional fee for each additional tenant in the property	
Credit Check and Referencing Fee:	£0.00
All tenants will be subject to a credit check and current employers and previous landlord reference	
Guarantor Fee:	£0
Pet deposit:	£0
Check in/Inventory Fee:	£0
Contract Renewal Fee:	£0
Lost key Fee plus costs of key cutting: (If staff available)	£85
Returned Payment Fee:	£0
Arrears Fee:	£40
Change of tenant Fee:	£50
Check out Fee:	£0

Fees to Landlords

Let only **8%-12%**
Let only includes marketing the property, carrying out accompanied viewings, arranging for the inventory to be carried out, carrying out the relevant check on the potential tenant including credit checks and referencing and finalising of tenancy agreement.

Deposit Protection **£50**
As an additional service we can protect the deposit on behalf of the landlords for peace of mind.

Full Management service **8%-12%**
Full management includes all of the above, as well as getting quotes for repairs and arranging for repairs within the property, carrying out inspections every year advising relevant utility companies of changes and hold keys throughout the tenancy term. Change of tenant fee £85.

Check out Fee: **£50**
The check out will include the unprotecting of the deposit where applicable and return it to the landlord or tenant.

Court Attendance **£100**

Business Details

Name of Business Carrolls Estates

Address 270 Wickham Road Shirley Croydon CR08BJ

We are members of a client money protection Scheme Money Shield

We are members of The Property Ombudsman