

**Our Fees to landlords and tenants**

All fees to tenants and landlords and inclusive of VAT

**Fees to tenants**

<b>Contract Fee:</b>	<b>£0.00</b>
<b>Fees for drawing up the tenancy agreement</b>	
<b>Additional Tenant Fee:</b>	<b>£0.00</b>
<b>Additional fee for each additional tenant in the property</b>	
<b>Credit Check and Referencing Fee:</b>	<b>£0.00</b>
<b>All tenants will be subject to a credit check and current employers and previous landlord reference</b>	
<b>Guarantor Fee:</b>	<b>£0</b>
<b>Pet deposit:</b>	<b>£0</b>
<b>Check in/Inventory Fee:</b>	<b>£0</b>
<b>Contract Renewal Fee:</b>	<b>£0 unless change to original requested (£50)</b>
<b>Lost key Fee plus costs of key cutting: (If staff available)</b>	<b>£85 or as per Government guidelines</b>
<b>Returned Payment Fee:</b>	<b>£0</b>
<b>Arrears Fee:</b>	<b>3% above bank of England base rate</b>
<b>Change of tenant Fee:</b>	<b>£50</b>
<b>Check out Fee:</b>	<b>£0</b>

**Fees to Landlords**

**Let only** **8%-12% or first months rent**  
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 252 Wickham Road Shirley Croydon CR08BJ**

**We are members of a Client Money Protection Scheme Money Shield**

**We are members of The Property Ombudsman**