

As directed under the Consumer Rights Act 2015 please find below a list of charges /fees that are payable to Earnshaw Kay from a landlord or a tenant



We are members of the Property Ombudsman Lettings Scheme (Huddersfield Membership No: D5303, Mirfield Membership No: D5272, Holmfirth Membership No: D02846)  
Independent Redress Provided by TPO (Lettings)



We use The Deposit Protection Scheme to register all tenant deposits (Huddersfield Registration No: 1285814, Mirfield Registration No: 1304504, Holmfirth Registration No: 1286342).

We are not registered for Client Money Protection

## FEES TO TENANTS

**Before You Move In:** Set Up & Referencing Fee (tenants share) to include identity, immigration, visa confirmation, financial credit checks, obtaining referencing from current or previous employers/ landlords & any other relevant information to assess affordability as well as contract negotiation (amending & agreeing terms) and arranging the tenancy and agreement. £60 per person plus £180 when credit check passed. Company Let £240.

**During Your Tenancy:** Amendment fee for contract negotiation, amending terms, assignment (per incoming tenant) & updating your tenancy agreement during your tenancy: £240. tenancy renewal £48

**Other fees & Charges:** Lost Keys, car park permits, dongles key fobs: £25 plus item cost. Out of Hours Service, where actions of the tenant result in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate of: £50. Professional Cleaning (if required) will be deducted from the security deposit to return the property to the same condition as at the start of the tenancy: £25 per hour..

## FEES TO LANDLORDS

**Before You Move In:** Set Up (Landlords Share) Agree the market rent & find a tenant in accordance with the landlord guidelines, advise on refurbishment, provide guidance on compliance with statutory provisions & lettings consents, carry out accompanied viewings, market the property & advertise on the relevant portals. Erect Board outside property, advice on non resident tax status: £330. For a Let Only Agreement the fee is minimum £480 or 72% first month's rent. (For example if the monthly rent was £500, you would pay £480)

**Additional Fees:** Let Only: £120 for an inventory. For rental management: Partial Management 9.6% of the passing rent (for example, if the monthly rent was £500 you would pay £48) , Fully Managed 12% of the passing rent (For example if the monthly rent was £500 you would pay £60). Tenancy

Renewal Fee: £60, Deposit Single Claim Arbitration Process: £114. Landlord Early Contract  
Termination Fee: £240. £30 is the cost for an additional periodic inspection. £96 fee for rent review.  
EPC £84. 10% Arrangement fee for any work undertaken  
All fees are inclusive of VAT