

A guide to our fees

2018-19

Administration fee (see below)

Once you have seen a property that you wish to reserve you need to complete an application form and provide us with ID. At this point your administration fee will become due and this is non-refundable unless the landlord withdraws from the prospective tenancy as it covers the administration and referencing costs that we incur.

Charges

Per person	£200 + VAT	Total: £240
Company	£400 + VAT	Total: £480
Guarantor	£100+VAT (if required)	Total: £120

Deposit (see below + £25)

The deposit is usually equal to one and a half months rent and will be held by Breckon & Breckon (Letting & Management) Ltd as stakeholders unless you are notified otherwise.

Tenancy renewals £114

As you enter the last three months of your tenancy we will ask if you wish to renew, subject to approval from the landlord, and if agreed this charge will apply. If there have been significant changes in your circumstances we may need to complete a new credit check and reference procedure. If this is necessary it will be charged at £120.

Early termination

This cost is equal to one months rent + VAT. Should a request be made to terminate your agreement early, the landlord is under no obligation to grant this, however should they grant permission to do so an Early Termination Fee will be due, payable in full before marketing commences.



You will be responsible for all costs and obligations within the agreement including rent until such time as new tenant takes occupation.

Tenant swap

A tenant swap may be arranged, with the landlord's permission, which they are under no obligation to provide. Tenants wishing to vacate should contact their local office to make arrangements as soon as possible.

If agreed, the vacating tenants will be liable for a tenant swap fee of £300 and new tenants will need to pay the standard administration fee of £240 per person.

The cost of an interim inventory, which will depend on the size of the house, will also be payable.

Check-out

At the end of your tenancy a check out of the inventory will be arranged and completed by an independent clerk; the charges start at around £60.

All fees include VAT unless otherwise stated.

Full details of our charges can be found in our Applicant Guide; please just call in and ask for a copy or speak with a member of our team.

Breckon & Breckon
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The Property Ombudsman