



**THORNLEY
GROVES**

TENANT FEES

Renting a home with Thornley Groves

Head Office:

Address. 16/18 Lloyd St, Cheshire, Altrincham WA14 2DE

Email. ho@thornleygroves.co.uk

As well as paying the rent, you may also be required to make the following payments

Assured Shorthold Tenancies Permitted Payments

Before the Tenancy starts:

Holding Deposit (Reservation Fee)	1 Week's Rent
Security Deposit	5 Weeks' Rent (6 Weeks' Rent on Properties with Rent More Than £50,000.00 a Year)

During the Tenancy:

Variation, Novation or Assignment of the Tenancy Agreement	£50.00 inc. VAT (net £41.67)
Rent Outstanding for 14 Days or More	3% Daily Interest Rate (above Bank of England Base Rate)
Payment of Incurred Costs for the Loss of Keys/Security Devices.	
Payment of any Unpaid Rent or Other Costs Associated With Your Early Termination of the Tenancy/Breaking the Contract	

*The Tenant will be required to give 1 month's notice, along with reasonable costs incurred in identifying a replacement Tenant.

Non-Housing Act Tenancies 1988 (e.g. Company Let Tenancy)

Under new legislation, we are not permitted to charge fees to Tenants unless the Tenancy is a Non-Housing Act Tenancy. Therefore, the fees below relate purely to Non-Housing Act Tenancies

Administration/Application

Included within your Application Fee; Tenant Referencing checks which include affordability, current/previous Landlord checks (if applicable), Credit Report Checks, Immigration Right To Rent in the UK validation including Identification checks and preparation, delivery and completion of Tenancy documentation.

1 Tenant - £249.60 inc. VAT (net £208.00)
2 Tenants - £398.40 inc. VAT (net £332.00)
3+ Tenants or Company - £510.00 inc. VAT (net £425.00)
Guarantor - £234.00 inc. VAT (net £195.00)

Tenancy Renewal Permitted Payments

Tenancy Extension/Renewal	£216.00 inc. VAT (net £180.00)
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Rental Arrears

Rent Outstanding for 14 Days or More	3% Daily Interest Rate (above Bank of England Base Rate)
Rent Outstanding for 14 Days or More	£54.00 inc. VAT (net £45.00) Per Week Until Rent Balance is Clear
Non-Payment of Standing Order or Returned Cheque	£54.00 inc. VAT (net £45.00)
Letter or Email Sent in Respect of Outstanding Rent	£54.00 inc. VAT (net £45.00)
Property Visit in Respect of Outstanding Rent	£54.00 inc. VAT (net £45.00)
Matter Escalated to Legal Advisors Charge for Each Letter Sent Plus other Associated Legal Costs	£54.00 inc. VAT (net £45.00)

Other Permitted Payments

Any other permitted payments, not included in the adjacent table, under the relevant legislation including contractual damages.

No Deposit Scheme

Initial Charge 1 Week's Rent (One-off charge payable direct to Goodlord, which will form part of the first month's rent for a successful application).

You will pay the monthly No Deposit Scheme fees to Thornley Groves throughout the tenancy as set out below. These payments should be made at the same time as your rent payment by standing order:

Rent per calendar month up to £999.99, you will pay an amount of £25.00 inc. VAT

Rent per calendar month above £1000.00, you will pay an amount of £35.00 inc. VAT

Nil Deposit Scheme – Reposit*

We are partnered with Reposit, providing a nil deposit option, which is only available on properties which are eligible and where the Landlord has agreed to offer the Reposit service. These properties can be identified by the Reposit sticker on the advertising.

Initial Charge (One-off, non-refundable service charge payable direct to Reposit.)	1 Week's Rent
Annual Extension Charge (Payable direct to Reposit on the anniversary of your move in date if you stay longer than a 12 month period.)	£30.00 inc. VAT (net £25.00)
Replacement of Tenant Charge (Admin charge payable direct to Reposit to update Tenant's details.)	£50.00 inc. VAT (net £41.67)
ADR Charge (Alternative Dispute Resolution) (Payable direct to Reposit if a claim goes to ADR and the adjudicator finds the claim to be wholly in the favour of the Landlord.)	£60.00 inc. VAT (net £50.00)

*Reposit fees are not chargeable by Thornley Groves and are payable direct to Reposit, as detailed in their terms and conditions.

Miscellaneous

Change of Tenancy Commencement Date Prior to Start of Tenancy (If the Tenancy paperwork has already been prepared by the Agent and distributed.)	£30.00 inc. VAT (net £25.00)
Property Alterations – Variation of the Tenancy Agreement	£99.00 inc. VAT (net £82.50)
Any Other Variation, Novation or Assignment of the Tenancy	£294.00 inc. VAT (net £245.00)
Tenancy Reference Provided to Any Third Party	£54.00 inc. VAT (net £45.00)
Charge to Administer End of Tenancy Property Clean £54.00 inc. VAT (net £45.00) or Repairs	£54.00 inc. VAT (net £45.00)

Please note that we are unable to accept payment from American Express Credit Cards

