



1 White Hart Terrace, White Hart Lane Terrace London, N17 8HN

CHARGES THAT YOU MAY BE ASKED TO PAY:

Change of Sharer Fee (negotiating/drafting tenancy agreement for a change of tenant)	£195.00 (inc vat)
Arrears Fee (activation and costs of process to chase unpaid rent)	£30.00 (inc. vat)
Damage Fee (checking replacement item with inventory and arranging for damage to be rectified on conclusion of tenancy)	£190.00 (inc. vat)
OPTIONAL EXTRAS:	
Pet Licence Fee (negotiating and drafting an addendum for a pet)	£75.00 (inc.vat)

WHEN DO YOU SIGN THE TENANCY AGREEMENT AND WHAT DO YOU PAY?

Once acceptable references have been received and approved, a date will be agreed for the commencement of your tenancy. It is essential that you sign the Tenancy Agreement and pay the Initial Money before this date.

TENANCY APPLICATION/REFERENCES

When a suitable property to rent has been found ALL persons aged eighteen or over will complete an Application Form and will be named in the Tenancy Agreement. We will take up references on behalf of our client, your landlord, which may include a bank reference for which your bank may charge a nominal fee, a credit reference, an employer's reference, an accountant's reference, and a previous landlord reference. QBS Molyneux & Co do not charge for references. However, a holding deposit is required to indicate your commitment is required when you submit your application and is held against expenses and fees incurred. If your application is successful this payment will be deducted from your Initial Money. The payment is non-refundable should your application be

unsuccessful or withdrawn in certain circumstances, the details of which are set out in the confirmation letter.

Please note that this payment in advance does not constitute a tenancy or offer of a tenancy but is proof of your serious intention to proceed.

Checks required in accordance with section 22 of the Immigration Act 2014 will also be completed on all Tenants.

TENANCY AGREEMENT

Before any tenancy begins you will sign a Tenancy Agreement setting out the landlord's and tenant's obligations. A charge of £195 is made for the preparation of the original Agreement. Once the Tenancy Agreement has been executed by you and the landlord it is binding. Should you change tenants at any point during the tenancy you must inform us and, subject to your landlord's agreeing.

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