

GLASTONBURY & STREET  
01458 888020



WELLS & SHEPTON  
01749 988070

TOR

ESTATES

INFO@TORESTATES.CO.UK

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WWW.TORESTATES.CO.UK

## PRICING INFORMATION AND PAPERWORK REQUIREMENTS FOR TENANTS

There are no charges to view a property with us however we will ask you to register to ensure your circumstances are suitable for the property and you are able to complete referencing successfully.

Once you have found the perfect property and your offer has been accepted in principal subject to referencing, we will ask you to provide the following information;

- Last 3 Months Statements for **ALL** Bank Accounts inc any Savings Accounts.
- Evidence of **ALL** income into Bank Accounts (Last 3 Months Payslips/Pensions/Tax Credits, Any Other Benefits).
- Copy of your contract of employment (if Employed).
- Self-Assessment Returns - Last 2 Years SA302 Certificates (Available from HMRC or Accountant).
- Photographic ID in the form of Valid Passport or Driving Licence.
- 2 Different sets of the Documents Provided must show your current address. Utility bill or similar.

If we feel confident there are no reasons we can see that you would fail referencing, we would then start work obtaining references, preparing the tenancy agreement and organising the logistics for your 'move-in' day.

## RENT AND CHARGES INCLUDING DEFAULT FEES

- rent and a tenancy deposit equivalent to five week's rent
- a holding deposit of one week's rent
- Overdue rental payments will be subject to interest at the rate of 3% above Bank of England base rate, per annum calculated from the date the payment was due up until the date payment is received.
- the reasonable costs incurred for the loss of a key to, or other security device giving access to, the property
- a payment of £50 (or the reasonable costs - whichever is greater) where the tenant requests a variation or assignment of the tenancy
- the reasonable costs incurred where the tenant requests early termination of a fixed term tenancy or does not give the appropriate notice to end a periodic tenancy
- a payment in respect of council tax or a television licence
- a payment towards energy efficiency improvements under a green deal plan
- a payment for or in connection with the provision of a utility or a communication service;
- and a payment of damages for breach of tenancy

In addition to the above, you will be expected to pay a 5 week deposit and a minimum of the first months rent (subject to change depending on each tenants circumstance) before you take occupation.



**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

## REFUNDS

We aim to be fair in all our dealings with you and understand that things do not always proceed as expected. Where a tenancy does not proceed you can expect us to deal with refunds as follows:

If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid.

If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Rent.

If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the Holding Deposit.

To reserve a property, you will be asked to pay a holding deposit of an amount equivalent to one week's rent. This amount will be used towards your deposit when you move in.

Before moving in you will need to pay the first amount of rent previously agreed and any balance required being the difference between the required deposit and the Holding deposit.

*Example:*

*Rent: £500*

*Deposit required: £576.92*

*Reservation deposit paid: £115.39*

*Balance due to move in: £961.53*

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## LANDLORD FEES

### TENANT FIND ONLY

ONE MONTH'S RENT (MIN £600.00)

### TENANT FIND & RENT COLLECTION

£478.80 SET UP + 12% OF MONTHLY RENT

### TENANT FIND, RENT COLLECTION & FULL MANAGEMENT

£478.80 SET UP + 15% OF MONTHLY RENT

### OPTIONAL EXTRAS

TENANCY RENEWALS - TENANT FIND ONLY	£ 60.00
FULL PERIODIC INSPECTION - TENANT FIND ONLY	£144.00
FULL CHECK OUT REPORT - TENANT FIND ONLY	£144.00
ARRANGE AND PROVIDE EPC	£ 90.00

OTHER SERVICES AVAILABLE UPON REQUEST £ 30.00 PER HOUR

Tor Estates is a member of **Safeagent** which offers to recompense landlords and tenants of rent, unprotected deposits and other client funds in the event that the monies have been **misappropriated** or fraudulently used.

Tor Estates is a member of **The Property Ombudsman** Approved Redress Scheme.

Dropbox/Lettings/Documents19/landlordcharges



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