

Tenant Fees & Charges

There are various fees and charges associated with renting a property that you should be aware of when considering making an offer on a property available through us. For further information and a copy of our Application to Rent, please contact your local Hamptons office.



Mandatory charges associated with the setting up of your tenancy

(Where not payable you will be advised accordingly)

Preliminary Charge - £250 Inc. VAT

This charge covers the cost of preliminary paperwork, including preparation of the tenancy agreement. It is payable in full prior to negotiations commencing with our client and is charged on a per property basis – not per person. In the event that negotiations are unsuccessful and your offer is not accepted by our client it will be refunded in full.

Referencing Charge - £60 Inc. VAT per person or £120 Inc. VAT per company

This charge is payable by each person or company named as tenant on the final tenancy agreement to cover the cost of referencing. Referencing is carried out by an independent referencing agency including establishing the right to rent in the UK. The charge will not be refunded if negotiations are unsuccessful and references have been undertaken.

Right to Rent Charge - £25 Inc. VAT

This charge is payable for everyone aged 18 years or over living at the property who is not a named tenant. It is not in addition to the Referencing Charge for named tenants outlined above. It covers the cost of us establishing the individuals right to rent in the UK which includes checks on document authenticity by an independent agency. The charge will not be refunded if negotiations are unsuccessful and the check has been undertaken.

Inventory Check – Typical Cost £130.80 Inc. VAT†

This charge relates to an independent inventory clerk meeting you at the property to establish its condition. You will usually be responsible for the cost of checking the inventory at the beginning of your tenancy and your landlord at the end (please refer to the Agreement for confirmation). Inventory checks are to your mutual benefit as they are used to establish if your deposit can be returned in full or whether a claim against it needs to be made. The actual cost of the check is dependant of the size of property and the clerk instructed. We will give you a price applicable to the property you wish to rent in good time.

Short Let Fee – From £517 (Inc. VAT)†

This charge applies to short term lettings only and covers: the cost of preparing an Agreement; an inventory check-in and an end of tenancy clean (excluding carpets). For further details please contact your local Hamptons lettings office.

Hamptons Bristol Preliminary Charge - 42% Inc. VAT of the first months rent or £420 Inc. VAT, whichever is the greater.

This charge relates only to Hamptons Bristol and replaces the charges listed above. It is an all inclusive charge covering the tenancy agreement, referencing and the check-in. It is not collected until the landlord has, subject-to-contact and references, accepted your offer. If the tenancy does not proceed for whatever reason we will refund a proportionate amount of the charge based on work undertaken and costs incurred.

Other funds you should allow for

Payment of Intent – To be agreed with you

We may require a payment of intent as confirmation of your intent to proceed with the proposed tenancy. This will be put towards your first rental payment and will only be refunded if our client elects not to proceed. Payment of this sum does not constitute the granting of a tenancy.

Rent in Advance – 1 Month

Under the terms of most tenancy agreements you will usually be required to pay 1 months rent in advance prior to commencement of the tenancy.

Deposit – Equivalent to 6 weeks rent

The deposit is held to protect your landlord from you not meeting your obligations under the terms of the tenancy. Whilst you should check the tenancy agreement for details specific to your tenancy, it will likely be held by us as stakeholder and protected under Tenancy Deposit Protection (TDP). This means that no deductions can be made until you and the landlord have reached an agreement or there is a judgement by the courts or a TDP scheme.

Stamp Duty Land Tax

This tax is payable on tenancies where the rent exceeds £125,000. Please contact HMRC for further information

Charges if you terminate your tenancy

Change of Sharer - £420 Inc. VAT

This charge applies when you wish to replace a named tenant with another tenant part way through your tenancy and your landlord has agreed to the change. It includes preparing all the documentation relating to the change including an amended tenancy agreement. Payment of this charge does not constitute the granting of a tenancy. Please note that the replacement tenant will be charged separately for referencing in the sum of £60 Inc. VAT each.

Deed of Surrender - £75 Inc. VAT

This charge applies to preparation of documentation where, at your request, the landlord has agreed to release you from the tenancy early.

Charges if you renew your tenancy

Memorandum of Renewal - £90 Inc. VAT

This charge covers the cost of preparing a document that confirms the details of renewal (if any) where the basic terms, other than any rental increase, remain largely unchanged.

Renewal Tenancy Agreement - £150 Inc. VAT

This charge covers the cost of preparing a more extensive renewal document where substantial changes to the terms of any renewal are required.

Other Potential Charges

Late Payment Fee - £30 Inc. VAT

This charge is payable on each occasion that an individual rental instalment is overdue by five working days

Future Landlord Reference - £30 Inc. VAT

This charge applies when you ask us to provide information to a future landlord on your performance as tenant.



Client money protection provided by ARLA



Independent redress provided by TPO



*Based on a typical check-in at a 2 bedroom property in London †Based on a 2 bedroom property in London.

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