

Agents fees for Tenants

At Coady Phillips we believe in providing complete clarity with regards to fees and services to Landlords and Tenants alike and it is with this in mind we clearly set out our charges for you to consider.

If you are looking for a property to rent, we understand just how difficult this can be as well as being an inconvenient expense when you move. At Coady Phillips we have researched the market and feel we remain as competitive as can be and trust you will find our fees agreeable to you.

Please see below our list of fees to consider when renting a property with us:

- Tenancy Referencing Fee - £150 + VAT per person (£180 inclusive of VAT at 20%)
- Tenancy Renewal Fee - £75 + VAT (£90 inclusive of VAT at 20%)

ADDITIONAL EXPENSES (Where Applicable)

- Inventory Check Out Fee

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|-------------------------|---------------|------|-------------|------|
| Studio / 1 Bedroom Flat | (unfurnished) | £80 | (furnished) | £96 |
| 2 Bedroom Flat | (unfurnished) | £90 | (furnished) | £108 |
| 3 Bedroom Flat | (unfurnished) | £100 | (furnished) | £120 |
| 1 Bedroom House | (unfurnished) | £90 | (furnished) | £108 |
| 2 Bedroom House | (unfurnished) | £100 | (furnished) | £120 |
| 3 Bedroom House | (unfurnished) | £110 | (furnished) | £132 |
| 4 Bedroom House | (unfurnished) | £120 | (furnished) | £144 |

(Prices based on 1 lounge, 1 bathroom, kitchen and hallways, extra rooms are charged at £10 per extra room)

Coady Phillips are members of:

NALS (National Approved Lettings Scheme)

DPS (Deposit Protection Service)

TDS (Tenancy Deposit Scheme)

The Property Ombudsmen – Providers of the redress scheme