

TENANT

- Dedicated to helping you find the right property
- Ensuring that you receive our best attention throughout your Tenancy.
- Viewings will be arranged at a time convenient to you wherever possible.
- We offer advice and answer your queries
- We help you through the referencing process
- Agree a date to sign the lease and move in.
- We read the meters and notify utilities and council tax
- Fix Flo maintenance software providing a simple way to report problems

SCALE OF TENANT FEES

1) Referencing (6 months) per applicant	£ 80.40 inclusive of VAT
(12 months) per applicant	£115.20 inclusive of VAT
Credit Check per applicant	£ 36.00 inclusive of VAT
2) First Guarantor included in referencing fee	
Second Guarantor Referencing	£ 36.00 inclusive of VAT
3) Company Referencing (6 months) per applicant	£ 90.00 inclusive of VAT
(12 months) per applicant	£132.00 inclusive of VAT
4) Tenancy Agreement drafting	£144.00 inclusive of VAT
5) Tenancy Renewal Agreement	£ 72.00 inclusive of VAT
6) Should Bowen Son & Watson involvement be required with a TDS Dispute	£120.00 inclusive of VAT
7) Priority Service Fee per applicant (This is additional to the above mentioned Referencing or credit check fee)	£ 36.00 inclusive of VAT
8) Charge per letter pertaining to the tenant's Breach of tenancy	£ 30.00 inclusive of VAT
9) Charge for any payment presented to the Agent's bank which has been re-presented, returned or refused.	£ 24.00 inclusive of VAT

Please note all the above fees are non-refundable
All fees charged to the tenant may be subject to future changes.

APPLICATION PROCEDURE

Three items of I.D. (E.g. T.V. licence, credit card statement or mobile phone contract) plus photo I.D. passport or driving licence

Cash or cheque made payable to Bowen Son & Watson must accompany application forms.

Referencing responses vary, but are normally returned within seven working days. During this time the Landlord will be advised and provided with all information supplied and asked to provide a decision as quickly as possible.

If the application is accepted, an appointment will be made in the office to sign the tenancy agreement. If there is a Guarantor, they will also be required to sign the contract.

The following will be payable;

- One month's rent payable in advance.
- Deposit payable in advance, exact amount will be advised for each property.
- Lease fee £ 144.00 inclusive of VAT

We hold the Landlord's and Tenant's monies in our Client Rental Deposit, Client Rental Deposit 2, Client Rent Account and Client Letting Sundry accounts. These client accounts are held at National Westminster Bank, 17 Church Street, Oswestry. SY11 2SX.

Neither we, nor RICS, is responsible for the return of client monies in the event of the bank not being able to honour its obligations to customers. The RICS Clients' Money Protection Scheme does not cover losses owing to bank failure.

Deposits at this bank may be eligible for protection under the Financial Services Compensation Scheme. For details of current FSCS eligibility requirements and compensation limits please consult www.fscs.gov.uk. In the event of matters giving rise to a claim under FSCS, we will do our best to assist you and FSCS in the processing of any claim. Neither we nor RICS give any assurance or guarantee as to your ability to make a claim or the amount of any such claim and no responsibility is accepted in this regard.