

TENANT'S GUIDE TO SERVICES AND FEES

Acantha Collective is a member of a redress scheme provided by The Property Ombudsman www.tpos.co.uk. Copies of the TPO Code of Practice plus our complaint handling procedure are available on our website. Please note the charges listed below are the maximum fees that will be applied unless otherwise stated.

Permitted Charges in Accordance with the Tenant Fee Act 2019: Under the terms of the Tenant Fee Act if you enter into an assured shorthold tenancy payments which may apply will be as follows:

First month's rent	in advance	
Tenancy Deposit	5 or 6 weeks depending upon the rental amount	
Holding Deposit	maximum one week's rent	
Early termination when requested by the tenant	a charge not exceeding the financial loss experienced by the landlord	
Default charge for late payment of rent	limited to interest charged at 3% above Bank of England base rate, when rent is more than 14 days late	
Default charge for replacement of lost key or security device	equivalent to cost incurred	
Changing the tenancy documents after the commencement of the tenancy (at tenant's request)	£50 inc. VAT	£41.67 excl. VAT



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You will be charged the following fees if your tenancy meets one or more of the following conditions: the annual rent exceeds £100,000, the Landlord is a tenant at the property, the property is occupied by a company Tenant, the property is not used as a main/primary home or your tenancy is a Short Let.

	Cost (inclusive of VAT)	Net (exclusive of VAT)
Check-Out Fee checking the property and reviewing inventory.	minimum of £135	minimum of £112.50
Tenancy Agreement and Setup drafting and execution of document if supplied by us.	£300	£250
Company Referencing Fee incl. verification of details, credit check and Companies House check.	£75	£62.50
Individual Reference Fee (per person)	£75	£62.50
Extension Agreements Fee negotiating and drafting extension to the fixed term.	£125	£104.17
Damage Fee checking replacement item with inventory and arranging for damage to be rectified on conclusion of tenancy.	£90	£75
Change of Sharer	£300	£250
Arrears Fee	£30	£25
Overpaid Rent Fee	£30	£25
If there are any guarantors for the tenancy: Guarantor Referencing Fee inc. verification of details, credit check, employer and accountant reference (if available).	£75 per guarantor	£62.50 per guarantor

Please note: The Initial Monies will be confirmed and must be paid by debit card or bank transfer. We do not have the facilities to accept cash.

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Acantha Collective Ltd, Registered Office 16 Berkeley Street, London, Mayfair, W1J 8DZ.
Registered in England No. 14614468, VAT No. 444 2682 90



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LANDLORD'S GUIDE TO SERVICES AND FEES

Commission	Exc. VAT	Inc. VAT
Letting Service, initial fixed term, payable per rental period. Subject to a minimum letting fee of £900 (£750 + VAT).	11%	13.2%
Management Service, payable per rental period. Subject to a 3-month notice.	6%	7.2%
Letting and Management Service, initial fixed term, payable per rental period subject to a minimum letting fee of £900 (£750 + VAT).	17%	20.4%
Short Let Service payable in advance for tenancies under 6 months.	18%	21.6%
Short Let and Management Service payable in advance for tenancies under 6 months.	25%	30%
Renewal Service, to inc. any renewal, extension, holding over or periodic, payable per rental period.	Charged at the same rate as original tenancy	

Please contact lettings@acanthacollective.com for our full Landlord T&Cs.

It is important to note that Commission Fees for Letting and Renewal of Tenancies are payable not only for the Initial Period of the Tenancy but also for the entire duration that a Tenant introduced by Acantha, or the Occupant (as defined), remains in occupation of the Property.

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