

Start Up Costs

Holding Fee

- ◆ £250.00 - Non-refundable unless the landlord withdraws the property from the market.
This money will be offset against the total amount due at the commencement of the tenancy.

Payable at least 24 hours before tenancy starts

- ◆ First month's rent in advance
- ◆ Security deposit
1½ months' rent
- ◆ Agreement, Reference & Administration fee
First applicant - £200.00
Additional applicants - £55.00 each •
Guarantor (if necessary) - £50.00 each
- ◆ Inventory fee
See charges below:

Check-in Fee – Unfurnished	
1 & 2 Bedroom	£95.00
3 & 4 Bedroom	£145.00
Additional Bedrooms	+£10.00 each

Check-in Fee – Furnished	
1 & 2 Bedroom	£125.00
3 & 4 Bedroom	£175.00
Additional Bedrooms	+£10.00 each

ALL PRICES ARE INCLUSIVE OF VAT @ 20%

Lines & James will request both persons in a married couple to complete reference forms but may only process one as long as the individual referenced is acceptable by the reference company for the entire rent.