

Before You Spend A Penny.

TENANT TERMS & FEES.

Leader  Fox
ESTATE & LETTING AGENTS

Standard Terms & Fees.

At LeaderFox, we have done our utmost to make renting simple, easy to understand and streamline.

We charge a one off tenancy set up fee of £250 per applicant and unlike many other agencies, do not charge for renewing your contract or checking out. In fact, as long as you adhere to the terms of your contract we'll never charge you another fee again.

Can't say fairer than that!

THE **SMALL** PRINT

- Referencing is conducted through an authorized third party. If it is deemed that a guarantor is required, an additional fee of £90 will be required.
 - A deposit equivalent to one months rent + £250 will be due in addition to rent in advance. On occasion a landlord may specify an alternate amount. You will be notified accordingly if this is the case.
 - If you wish to break your contract you will be responsible for the associated marketing costs of £360.00. *(Please be advised the landlord is not obliged to permit an early surrender.)*
 - If we are required to write to you to chase rental payments then a fee of £30 per letter will be payable.
 - If you fail to leave the property in a satisfactory condition we will charge £12 for each contractor we are required to instruct to return the property to a satisfactory condition.
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Renting Made Simple.

Step One

Once you have decided you wish to rent a property through LeaderFox you will need to let us know the full names, email addresses and mobile numbers of all proposed tenants and your preferred start date. If you don't have an email you can create one for free but it is essential each individual has their own email address.

Step Four

Once references have successfully been completed for ALL tenants we will issue the tenancy agreement to be signed electronically. Again all tenants *(and if applicable guarantors)* will be required to sign. Upon signing the agreement the remaining funds will be collected.

Behind the scenes we will have notified the utility providers and organized and inventory which should be emailed to you on the day you collect keys. You will have 7 days to make any amendments and its vital that you check it carefully. We'll also be registering your deposit very soon if we haven't done so already. If we're managing the property, we'll provide you with a booklet that explains this in more detail once you collect the keys and it will also tell you how you can report a maintenance issue too.

**If the landlord withdraws, you will receive a full refund.*

Step Two

You will be sent an email with our Terms & Conditions for you to sign electronically and will be required pay the holding fee of £300.00 online. Sorry no cash. *(Don't worry, this comes of your final bill but it is NON-REFUNDABLE if you fail referencing or withdraw*)*.

Step Five

All that's left now is for you to collect the keys on completion day from our office. We will make an appointment in the diary for you to collect them.

Step Three

We will email an offer letter to the landlord confirming the terms agreed and commence referencing. This usually takes about 72 hours and really depends on how quickly you, your employer and landlord respond. Expect to wait another 72 hours if a guarantor is required.

