



Letting fees information

When renting a property, there are various costs that you will need to take into consideration when making an offer.

- Preliminary Monies: This is payable after your offer has been accepted and is equivalent to half a months rent. This is not a fee and is simply a gesture of your intent to proceed with the agreed tenancy. The amount received will later be deducted from your first months rent although should you withdraw from the tenancy it will be returned less any costs incurred.
- Reference fee: £48 (inc VAT) is payable by every tenant and guarantor after your offer has been accepted. Referencing is then undertaken by an independent third party provider.
- Administration fee & Renewal Fee: Humberts do not charge tenants any administration fees.
- Inventory charges. In most lets, tenants will be responsible for paying for the inventory check out costs upon ending a tenancy. The cost is approximately £70 - £250 dependent on the size of the property and a quote can be provided before you make an offer on a property.

When budgeting prior to your home search, do not forget to also factor in your Tenancy Deposit, which is usually the equivalent of one and a half months rent. Tenants will also normally be responsible for paying for a professional clean at the end of the tenancy if the property was professionally cleaned at the commencement.

Should you have any queries regarding the charges and costs associated with renting a property, please do not hesitate to contact one of our experienced lettings consultants who shall be happy to explain these in further detail.