

Bright Amber's Fees

Bright Amber is not VAT registered. Fees below are not subject to VAT.

Client Money Protection: Money Shield

Independent Redress: Property Redress (PRS)

Landlord Service Options

TENANCIES	
Essential	Tenant/guest introduction, including basic vetting and referencing One-off fee: £250 (per tenant/guest)
Enhanced	Ongoing property management, including vetting and referencing - Set up fee: £250 - Management fee: 12% of gross rent per month - Changeover admin: £65 per tenant changeover

Tenant Fees

Holding Deposit (per booking)	- One week's rent reserves the room. - Withheld if the tenant withdraws, fails a right to rent check, provides materially false or misleading information, or fails to sign their agreement within the agreed deadline.
Security Deposit	None taken.
Rent	Paid monthly, in advance, directly to the party specified in the agreement.
Rent upfront	One week's rent may be requested upfront, after the agreement is signed and before moving in.
Unpaid Rent	Interest at 3% above the Bank of England base rate applies to rent more than 14 days overdue, calculated from the due date until paid.

Lost Keys or Access Devices	• Charged at the actual cost of replacement, plus a £50 admin fee for arranging and attending to the replacement. • Where locks must be changed, the actual cost of a locksmith, new lock, and replacement keys is charged, plus the £50 admin fee.
Variation of Agreement	• £50 per agreed variation, requested by the tenant