



TENANTS FEE SCHEDULE

(New Assured shorthold Tenancies signed on or after 1st June 2019)

HOLDING DEPOSIT – One weeks rent. This is to reserve the property. Please note: This will be withheld if any relevant person (inc. Guarantor(s)) withdraw from the tenancy, fail a right-to-rent check, provide materially significant false or misleading information. Or fail to sign the Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other deadline mutually agreed in writing).

SECURITY DEPOSIT – Five weeks rent. (Rent under £50,000PA) 6 weeks rent (Rent of £50,000 or above) This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT – Interest at 3% above the Bank of England Base rate from rent due date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEYS OR SECURITY DEVICES – Tenants are liable to the actual cost of replacing and lost keys or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other person requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 hr for the time taken replacing lost keys or security devices.

VARIATION OF CONTRACT (Tenants request) - £50 per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents

CHANGE OF SHARER (Tenants request) - £50 Per replacement tenant (or reasonable costs incurred if higher). To cover the costs associated with taking Landlord's instructions, New tenant referencing and right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

DUPLICATE DOCUMENTS – £50 To cover the costs of providing addition copies of any paperwork associated with the tenancy at the tenants request.

EARLY TERMINATION (Tenants request) – Should the tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy together with all utilities due/payable. There will also be a CHECKOUT FEE applicable of £50 payable by the tenant.

FUTURE LANDLORDS REFERENCE FEE - £50 this will provide Agent or referencing company relevant information associated with the tenant/tenancy.

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