



Tenant Fees

BEFORE YOU MOVE IN:

Holding Deposit

One weeks rent will be taken to secure a property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person(s) (including any guarantor(s)) withdraw from the tenancy, fail a Right-to- Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Security Deposit

Equal to five weeks rent - this covers damages or defaults on the part of the tenant(s) during the tenancy.

Tenancy Administration Fee (Company Applications Only)

(full company tenancy administration fee is required to secure a property on a non AST agreement).
60% of one month's rent No vat

Tenancy Renewal Fee (Company tenancies only) £120 No vat

DURING YOUR TENANCY:

Variation of Contract (Tenant's request)

£50 No vat 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 (Tenant's request)

£50 No vat per replacement tenant(s) or any 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.



ENDING YOUR TENANCY:

Early Termination (Tenant's request)

Should the tenant(s) 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. The landlord's re-let fee is equal to 90% No vat.

Future Landlord Reference Fee Not payable by the tenants.

OTHER FEES AND CHARGES:

Lost Key(s) and other Security Items

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant(s), landlord, Agent and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £30 per hour No vat for the time taken replacing lost key(s) or other security device(s), including attending a call-out for re-entry.

Unpaid Rent / Returned Payments

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.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF