



Tenant Fees Schedule

Holding Deposit (per tenancy)

One weeks' rent – To reserve a property. This will be withheld if any relevant person (including any guarantors) 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 (or other deadline for agreement as mutually agreed in writing).

Security Deposit (per tenancy)

Five weeks' rent (for rent under £50,000 per year)

Six weeks' rent (for rent of £50,000 and over per year)

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 due date until paid in order to pursue non-payment of rent. This will not be levied until the rent is 14 days in arrears.

Lost keys or other security devices - Tenants are liable to the cost of replacing any lost keys/security devices. If locks need changing; the costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 (inc. VAT) per hour for the time taken.

Variation of Contract (Tenants Request)

£50 (inc. VAT) per variation – to cover the costs associated with taking landlord's instructions and the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant 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.

Early Termination (Tenant's 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.

CONTACT

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