

# TENANT FEES



*Please note we do not charge VAT as we are not currently VAT registered*

## **Holding Deposit (Per Tenancy)**

**One week's rent** - This is to reserve a property. Please note this is non-refundable if any relevant person (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 5 calendar days of production (or other Deadline for agreement as mutually agreed in writing).

## **Security Deposit**

**Five week's rent** - per tenancy (Annual Rent under £50,000).

**Or**

**Six week's rent** - per tenancy (Annual Rent over £50,000, and Company Lets). This amount is held throughout the duration of the tenancy and covers any damages or defaults on part of the tenant during the tenancy.

## **Unpaid Rent**

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

## **Lost Key(s) or other Security Device(s)**

Tenants are liable for 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 any persons requiring keys will be charged to the tenant.

## **Variation of Contract (Tenant's Request)**

**£50 per agreed variation**- This is to cover the costs of taking the landlord's instructions as well as the preparation and execution of new legal documents.

## **Change of Tenant (Tenant's Request)**

**£50 per replacement tenant**- This is to cover the costs of taking the landlord's instructions, referencing the new tenant, 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 end their contract early, they shall be liable to pay the landlord's costs in re-letting the property as well as all the rent due under the tenancy until the property is re-let. These costs will be no more than the maximum amount of rent outstanding on the property.

**CLIENT MONEY PROTECTION:**

[www.money-shield.co.uk](http://www.money-shield.co.uk)



**INDEPENDENT REDRESS SCHEME:**

[www.tpos.co.uk](http://www.tpos.co.uk)

