

Fees to Tenants

BEFORE YOU MOVE IN:

HOLDING DEPOSIT Equivalent to one weeks rent

A holding deposit which is equivalent to one weeks rent is payable on the property. This amount will be credited towards the first month rent. This will be forfeited in the event the tenant or any guarantor(s) withdraws from the tenancy, withdraws before the contract is signed through no fault of the Agent or Landlord. If the tenant fails Right to Rent checks, provides false or misleading information. Fails to provide information requested by the Agent or Landlord in order for the application and tenancy to proceed. Fails to meet the 15 calendar day deadline (or any other deadline mutually agreed in writing).

SECURITY DEPOSIT (Rent under £50,000 per annum)

Payable by the tenant prior to the commencement of the tenancy and equivalent to FIVE weeks rent. Covering for any defaults or damages.

SECURITY DEPOSIT (Rent over £50,000 per annum)

Payable by the tenant prior to the commencement of the tenancy and equivalent to SIX weeks rent. Covering for any defaults or damages.

If you have any questions on our fees,
please ask a member of staff.

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Independent Redress provided by
The Property Ombudsman



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DURING YOUR TENANCY:

VARIATION TO CONTRACT £50 (Inc. VAT) (Requested by Tenant)

Administration costs associated with undertaking landlords instructions to draw new tenancy agreement and issuing of all relevant documentation to comply with current legislation.

LOST KEYS AND ALL OTHER SECURITY DEVICES (Lost by Tenant)

Chargeable upon proof of receipt for new keys/devices. Should the loss of keys result in a locksmith being required, the tenant will be responsible for the charges of the locksmith and all keys required for the tenant/Landlord/Agent and any other named personnel.

RENT ARREARS AND LATE PAYMENTS

Interest will be charged on rent arrears. The interest charged is calculated at 3% above the bank of England Base Rate from the date the rent falls due, until the date it is paid. Note this charge is only applicable if you are 14 days or more in arrears, this will be back dated to when the rent fell due.

ENDING YOUR TENANCY:

EARLY SURRENDER FEE (Requested by Tenant)

Should a tenant wish to terminate their tenancy prior to the fixed term of their agreement finishing, they will be responsible for the landlords costs in re-letting the property, together with rent payable up until a new tenancy commences. Note: These costs will not exceed the total rent outstanding on the property.

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