



## TENANT FEES

### What does everything cost?

We want to be completely transparent about what you will need to pay before, during and after your tenancy, so that you don't get any nasty surprises.

#### **Holding Deposit (per tenancy) - equal to one weeks' rent (monthly rent x 12/52)**

This is to reserve a property and if the tenancy proceeds, will be deducted from the first months' rent. Please note - this will be withheld 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 Guarantor) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

#### **Security Deposit (per tenancy for rent under £50,000 per year) - equal to five weeks' rent**

This covers damages or defaults on the part of the tenant during the tenancy.

#### **Security Deposit (per tenancy for rent of £50,000 or over per year) - equal to six weeks' rent**

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**

This is payable from the 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 key(s) and/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 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 per hour (incl VAT) for the time taken replacing lost key(s) or other security device(s).

#### **Variation of contract (tenant's request) - £50 incl 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 incl 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, this is subject to the landlord's agreement and the tenant shall be liable for 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.

Client Money Protection  
(CMP) provided by:



Independent Redress  
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