

TENANT FEES

Assured shorthold tenancies (AST's) signed on or after 01 June 2019

Holding Deposit One weeks rent taken as Holding Deposit to reserve the property, per tenancy (deducted from the first months rent) taken on application, the remainder due 48 hours prior to move in. 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 Rent under £50,000 per year, per tenancy. Five Weeks Rent – this covers damages or defaults on the part of the tenant during the tenancy.

Rent of £50,000 or over per year, per tenancy. Six Weeks Rent – this covers damages or defaults on the part of the tenant during the tenancy.

Unpaid/Late Rent Interest at 3% above Bank of England base rate from the rent due date until paid in order to pursue non payment of rent.

Changes of tenancy at tenants request £50 (inc vat). To cover costs associated with negotiation, new referencing and Right to Rent checks, deposit registration and preparation and execution of new legal documents.

Lost keys or other security devices 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 costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

Early Termination At tenants request – should the tenant wish to leave their contract early, they shall be liable to the landlords 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.

