

## **Tenants Fee Schedule**

New Assured Shorthold Tenancies (ASTs) signed on or after 1 June 2019

### **Holding Deposit (per tenancy) – One week's rent**

Tenants will be asked to pay a holding deposit equivalent to one week's rent to reserve a property and cease any further marketing.

Please note that this may be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides false or misleading information or fails to take all reasonable steps to enter into a tenancy agreement.

### **Tenancy Deposit (per tenancy Rent of £50,000 or under per year) – Five week's rent**

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

### **Tenancy Deposit (per tenancy. Rent of £50,000 or over per year) – Six week's 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 from the rental payment date until the date that the arrears are paid. This will only be charged when the rent is more than 14 days in arrears.

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

Tenants are liable for the reasonable costs of replacing any lost key(s) or other security device(s).

### **Contractual Damages**

The Landlord or agent is entitled to recover costs of putting the property back to the position it would have been had a tenant carried out all the obligations within their tenancy agreement.

### **Change of Tenant (Tenant's request) - £50 (inc VAT) per replacement tenant or any reasonable costs incurred if higher**

To cover the costs of new tenant referencing, Right-to-Rent checks, deposit registration and the preparation of the new tenancy documentation.

### **Early Termination (Tenant's request)**

If the tenant wishes to terminate their tenancy before the end of the agreement, they will be liable to cover the landlord's costs to re-let the property as well as all rent due under the tenancy until the start date of the new tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

We are members of a client money protection scheme provided by Client Money Protect.

Our redress scheme is provided by The Property Ombudsman.