

FEES TO: TENANTS

PERMITTED PAYMENTS UNDER THE RENTERS' RIGHTS ACT

BEFORE YOU MOVE IN:

Holding Deposit (per tenancy): 1 week's rent This is to reserve a property. 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 Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY):

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

If Rent under £50,000 per year - Five weeks' rent

If Rent of £50,000 or over per year - Six weeks' rent

DURING YOUR TENANCY

UNPAID RENT:

Interest at **3%** above the Bank of England Base Rate from 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.

VARIATION OF CONTRACT (TENANTS REQUEST):

£50 (inc. 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.

OTHER FEES AND CHARGES:

Lost Key(s) or other Security Device(s): 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 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 (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

CHANGE OF SHARER (TENANTS REQUEST):

£50 (inc. 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.

GUARANTOR SERVICE:

£One Month's Rent. For Tenant's that are International, Tenants that are Students and/or simply for Tenants that don't pass Referencing and do not have a UK based Guarantor available to them.

