

## TENANT FEES SCHEDULE

New assured shorthold tenancies (ASTs) signed on or after 1 June 2019



### **HOLDING DEPOSIT (per tenancy)**

One 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. Rent under £50,000 per year)**

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

### **SECURITY DEPOSIT (per tenancy. Rent of £50,000 or over per year)**

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 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.



### **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).



### **VARIATION OF CONTRACT (Tenant's 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.



### **CHANGE OF SHARER (Tenant's 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.



### **EARLY TERMINATION (Tenant's Request)**

Should the tenant wish to leave their contract early, they shall be liable to 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.



**BillingBetter**

Our company work with Billing Better to ensure that utility suppliers are notified of a change in occupancy. This is important work to be completed to ensure that the supplier of gas, electricity, water and council tax are aware that you, The Tenant, are responsible for the services within the property.

By signing this agreement, you agree that our company can share your details (first name, last name, email address and mobile phone number) with Billing Better, in order to send your information to the suppliers of gas, electricity, water and council tax once your tenancy is confirmed.

Billing Better will send you a series of text messages and emails explaining and providing you with options for how to set up your bills and explaining who your suppliers are for your new home.

<https://www.billingbetter.co.uk/> You can opt out of communications from Billing Better at any point.

As part of this agreement, you indicate your consent to your personal information being passed to Billing Better, who will attend to the continuity of your energy and service supply by passing your details over to the current utility providers, Billing Better's preferred supplier where the property has gone through the void switching scheme.