

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: The holding deposit will be retained if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right to Rent check, provides false, misleading, incomplete or materially significant information, or fails to sign their Tenancy Agreement and/or Deed of Guarantee within 15 calendar days (or such other Deadline for Agreement as may be agreed in writing).

This includes circumstances where an applicant or guarantor fails referencing due to the omission of material information that could reasonably affect the outcome of the application, including but not limited to adverse credit history, defaults, County Court Judgments (CCJs), Individual Voluntary Arrangements (IVAs), bankruptcy, low credit scores, or other significant financial liabilities.

As part of the referencing process, the referencing company will assess income, expenditure, credit history and existing financial commitments. If you are aware of any adverse credit history or multiple financial commitments that may affect your affordability assessment, you should discuss these with us before paying a holding deposit. Failure to disclose such information may result in the holding deposit being retained if the application is unsuccessful as a result.

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.

Please ask a member of staff if you have any questions about our fees