

Tenant Fees Schedule – 1st June 2019

Fee of Intent (per tenancy)	One week's rent This to reserve a property. Please note: This will be withheld if any relevant person (including 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 Guarantor's agreement) 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 week's rent This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy, Rent over £50,000 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 Rent Due Date until paid. Please note: This will not be levied until the rent is more than 14 days in arrears.
Lost Keys or other security/parking devices/permits	Tenants are liable to the actual cost of replacing any lost keys or other security/parking devices/ permits. 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 and 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 keys or other devices.
Variation of Contract (Tenant's request)	£50 (inc VAT) per agreed variation. To cover the costs associated with the negotiation 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 new tenant referencing, Right-to-Rent checks, deposit registration, preparation and execution of new legal documents.
Early Termination (Tenant's request)	£50 (inc VAT) plus Landlord's expenses incurred Should a tenant wish to leave their contract early, they shall be liable to pay the landlord's expenses in their early termination and reletting of the property, as well as all rent and bills 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 property.

Client Money Protection:

Arla Propertymark

www.propertymark.co.uk

Independent Redress:

The Property Ombudsman

www.tpos.co.uk