

Relevant letting fees and tenant protection information for Assured Hold Tenancy & Licences signing from the 1st of June 2019

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts payable to Living space Estate Agents 'the Agent'

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 inclusive of VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's annual percentage rate for each day it is outstanding only

Payment of £3- £10 for a new standard door key, £5-£20 for a specialist door key and up to £50 for a key fob. for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable

Utilities – gas, electricity, water

Communications – telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Living Space Estate Agents UK Ltd is a member of NALS, which is a client money protection scheme, and also a member of Ombudsman Service TPOS which is a redress scheme, Tenancy deposit protection scheme we use is mydeposit.co.uk , You can find out more details on the agent's website or by contacting the agent directly.



Tenancy Fees for company lets and holiday lets

When renting a property with Living Space, please be aware that fees may be applied during the process. Details of these fees are as follows.

Administration Fees / Referencing Fees

We carry out reference checks on all tenants. The cost of the administration of the tenancy agreement and referencing checks are £150.00 (inclusive of VAT) per individual joining the tenancy and £150.00 (inclusive of VAT) if a company is being referenced. For clarity, each individual named in the tenancy agreement will need to pay a referencing fee. For example, 2 tenants = 2 referencing fees. Guarantors will be charged at £60.00 (inclusive. of vat) per guarantor.

Check-In and check-out Fees

We carry out a Check-In and Check-Out service on all properties (subject to the landlord confirming that they wish to use this service). The cost of a check-in and check-out can vary from £166.00 (inclusive of VAT) to £274.00 (inclusive of VAT) dependent on the size of property and the amount of furnishings in the property. Most normally, tenants pay for a check-in and landlords pay for the check-out. For clarity, check in fees are payable per tenancy, not per applicant.

Other Fees

Living Space also works on behalf of institutional, rather than private, Landlords who may have their own administration procedures and fees. This can mean that the costs vary from those detailed above. Details of these fees are available upon request, but please be assured that if these landlords charge fees for the same service then you will not be liable to pay any fees to us.

Change of tenants and renewing tenancy (subject to condition, please ask agent for further details)

Administration Fees

We charge £150.00 (inclusive of VAT) to cover the cost of administration of the tenancy agreement. For clarity, this is a charge per tenancy and not per applicant.

Referencing Fees for new tenants

We carry out reference checks on all new tenants. The cost of the referencing checks is £150.00 (inclusive of VAT) per individual joining the tenancy and £150.00 (inclusive of VAT) if a company is being referenced. For clarity, each new individual named in the tenancy agreement will need to pay a referencing fee. For example, 2 new tenants = 2 referencing fees.

Other Fees

Living Space also works on behalf of institutional, rather than private, Landlords who may have their own administration procedures and fees. This can mean that the costs vary from those detailed above. Details of these fees are available upon request, but please be assured that if these landlords charge fees for the same services then you will not be liable to pay any fees to us" these fees are usually fairly similar to the above charge but may vary in some cases.

Unpaid rent / returned payments interest at 3% above bank of England base rate from date due

