

Davidson

DECLARATION OF FEES

APPLICANTS AND TENANTS FEES

Rent	Due in accordance with your Tenancy Agreement
Deposit	A refundable tenancy deposit capped at no more than 'five weeks' rent where the total annual rent is less than £50,000, or six weeks rent where the total annual rent is £50,000 or above
Holding Deposit	<p>A holding deposit capped at no more than one week's rent. This fee is NONE refundable if the following applies:</p> <p>If you cannot prove your right to rent in the UK.</p> <p>If you fail to complete the referencing requirements within 7 days,</p> <p>If your referencing application fails and is not proceedable.</p> <p>If you cannot provide a suitable Guarantor or rent in advance (If either is required during your application)</p> <p>If you withdraw your application before commencement of the tenancy.</p> <p>If you provide false or misleading information on your application.</p> <p>The agency withholds the right to keep the full holding deposit if forfeited 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.</p>
Company Let Application Fee	An application fee of £400.00 + VAT (£480.00) is applicable on all company lets
Tenancy Addendum	Tenancy addendum is a change to the original tenancy terms and agreement. The agency reserves the right to charge £50.00 for any addendum requested by the tenant.
Early Termination of Tenancy	75% + VAT of the monthly rental figure. For example: monthly rent = £1,000 – 75% = £750.00 + VAT = £900.00
Payment of Services	The tenant is responsible for payment of all services in respect of utilities, communication services, TV license and council tax unless otherwise stated in the terms of the tenancy agreement
Late Payment of Rent	Interest at 3% above Bank of England Base Rate
Tenant Error/Aborted Visit	Where a call out or service has been provided by the agency or a third party, and it is proven that the tenant is responsible or if a tenant misses an agreed appointment, then the tenant will pay reasonable costs for the call out/and or related works

Davidson Estates can amend or change its services and fees with one full months' notice in writing.