

# TENANT FEES SCHEDULE

## **NEW ASSURED SHORTHOLD TENANCIES (AST's) SIGNED ON OR AFTER JUNE 2019**

### **Holding deposit (Per Tenancy):**

£175 Inclusive of VAT 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)**

5 weeks deposit  
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. 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 (tenants request)**

£50(Inc. VAT) per agreed variation. To cover the costs associated with taking Landlords instructions as well as the preparation and execution of new legal documents.

### **Change of sharer (tenants request)**

£50(Inc. VAT) per replacement of tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlords instructions, new tenant referencing and Right-To-Rent checks, deposit registration as well as the preparation and execution of legal documents.

### **Early termination (tenants request)**

Should the tenant wish to leave their contract early, they shall be liable for the Landlords costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. The costs will be no more than the maximum amount of rent outstanding.

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