

Tenants – Schedule of Fees



Holding Deposit (per tenancy)	<p>One week's rent. This is to reserve a property.</p> <p>This will be withheld if you or your guarantor withdraws from the application for 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 unduly delay the start of the tenancy or other deadline as mutually agreed).</p> <p><i>If the tenant is a company an administration fee is payable to reserve the property instead of a holding deposit. See "Company tenant" below.</i></p>
Security Deposit (per tenancy)	<p>Five weeks' rent.</p> <p>This covers damages or defaults on the part of the tenant during the tenancy.</p>
Unpaid Rent	<p>Interest at 3% above the Bank of England Base Rate from the rent due date until paid in order to pursue non-payment of rent.</p> <p>This will not be levied until the rent is more than 14 days in arrears.</p>
Company tenant	<p>£375.00 This is to reserve a property and is a non-refundable referencing fee, set up fee and contribution to the tenancy agreement. A full security deposit will also be required (<i>Company tenant is defined where the tenant will be PLC, Ltd or LLP</i>)</p>
Lost Keys or Security Devices by the tenant.	<p>Tenants are liable for the actual cost of replacing any lost keys, lost security devices or locks. The cost of replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.</p> <p>£25 will also be charged for the time taken to arrange for the replacement of lost keys, security devices or locks.</p>
Variation of Contract (Tenant's Request)	<p>£50 per agreed variation.</p> <p>To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.</p>
Change of Sharer (Tenant's Request)	<p>£50 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.</p>
Early Termination (Tenant's Request)	<p>Should the tenant wish to leave their contract early, they will be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the new tenancy.</p> <p>The tenant shall also be responsible for any other breaches of the tenancy (dilapidations, etc)</p>

