

TENANT FEES/PERMITTED PAYMENTS

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (Per Tenancy) – refundable	ONE WEEK'S RENT This is to reserve a property. This will be withheld if any relevant person (including any guarantors) withdraw from the tenancy, fail a Right to Rent Check, provide materially significant false or misleading information or fail to sign their tenancy 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 of £50,000 or over 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 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, landlord any other persons requiring keys will be charged to the tenant.
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation To cover the costs associated with taking landlord's instructions 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 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.
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they may be held liable for the landlord's reasonable costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy or until the fixed term of the tenancy ends.

Independent Redress

Client Money Protection

