

Tenants' Guide to Charges

Orchards Estates is a member of a redress scheme provided by The Property Ombudsman
www.tpos.co.uk Copies of the TPO Code of Practice plus our complaint handling procedure are available on request.



Please note the charges listed below are the maximum fees that will be applied unless otherwise stated.

Permitted Changes in accordance with the Tenant Fee Act 2019

Under the terms of the Tenant Fee Act if you enter into an Assured Shorthold Tenancy, payments which may apply will be as follows:

First month's rent	In advance	
Tenancy Deposit	5 weeks	
Holding Deposit	Maximum one weeks' rent	
Early termination when requested by the tenant	A charge not exceeding the financial loss experienced by the landlord	
Utilities, communication services, TV licence and Council Tax		
Default charge for late payment of rent	Limited to interest charged at 3 % above Bank of England base rate, when rent is more than 14 days late	
Default charge for replacement of lost key or security device	Equivalent to cost incurred	
Changing the tenancy documents after the commencement of the tenancy	£50 inc. VAT	£41.67 excl. VAT

Rent Arrears Letter	£30 inc VAT	£25 exc VAT
Breach of Tenancy Letter	£30 exc VAT	£25 exc VAT

Please note: The initial monies will be confirmed and must be paid by debit card or bank transfer. We do not have the facilities to accept cash.