

TENANT FEES SCHEDULE

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

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Daisy Property – “the Agent”):

Holding Deposit (per tenancy)	1 weeks rent - 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' rent (where the annual rent is below £50,000) or 6 weeks' rent if the annual rent exceeds £50,000 - this covers damages or defaults on the part of the tenant during the tenancy.

During the tenancy (payable to the Agent):

Unpaid rent	Payment of interest for the late payment of rent at a rate of 3% above 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 devices	Payment of the reasonably incurred costs for the loss of keys/security devices. Tenants are liable for 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. 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 (tenant's request)	Payment of £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)	Payment of £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 shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Other permitted payments	Any other permitted payments, not included above, under the relevant Tenant Fees Act 2019 legislation including contractual damages.

Fees for existing tenancies can be found on our website.

Tenant protection: Daisy Property is a member of **UKALA CMP**, which is a client money protection scheme, and also a member of the **Property Redress Scheme**, which is a redress scheme. Please ask a member of staff if you have any questions about our fees.

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