

## Tenant Fees Schedule

<p><b>Holding deposit:</b></p> <p>This is to reserve a property. We will withhold this if anyone including a guarantor pull out of the tenancy, fail a Right to Rent check or provide misleading or false information.</p>	<p>Equivalent to 1 weeks rent</p>
<p><b>Security tenancy deposit:</b></p> <p>Refundable if terms of tenancy adhered to following check out of the property</p>	<p>Capped at 5 weeks rent</p> <p>(where the total annual rent is less than £50,000, or 6 weeks' rent where the total annual rent is £50,000 or above)</p>
<p><b>Unpaid rent:</b></p> <p>To be paid if the rent is 14+ days late</p>	<p>Limited to 3% above base rate</p>
<p><b>Utilities, communication services, tv licence and council tax</b></p>	<p>To be settled with individual providers</p>
<p><b>Change of tenancy agreement:</b></p> <p>As requested by the tenant after the commencement of tenancy</p>	<p>£50</p>
<p><b>Replacement of lost key/security device</b></p>	<p>Equivalent to the costs incurred (including cost of replacement keys and lock plus callout charges for a locksmith)</p>
<p><b>Early termination</b></p> <p>If a tenant requests to terminate their agreement within their contract period</p>	<p>Equivalent cost to the landlord of re-letting plus the rent due until the start of the replacement tenancy</p> <p>(a maximum charge of no more than the outstanding rent on the tenancy)</p>