



## Tenants Fees & Charges



Fees	Inc VAT £	Nett of VAT £
<p><b>Holding Deposit</b> Non-refundable should the applicant not take up the property on the agreed date, decide not to proceed with the tenancy, fail referencing, fail a right to rent check, fail to provide requested information or if the guarantor fails referencing.</p>	One weeks rent	
<p><b>Security Deposit.</b> (Per tenancy. Rent under £50,000 pa) This covers damages or defaults on the part of the tenant during the tenancy.</p>	Five weeks rent	
<p><b>Security Deposit.</b> (Per tenancy. Rent over £50,000 pa) This covers damages or defaults on the part of the tenant during the tenancy.</p>	Six weeks rent	
<p><b>Late Rent Payments.</b> Payable one rent is 14 days or more overdue levied from the first day of rent arrears period.</p>		3% Above bank of England Base Rate
<p><b>Lost Keys/Security Devices.</b> Actual cost of replacement of lost keys/locks/devices plus an admin charge per hour.</p>	£120 ph	£100 ph.
<p><b>Locked out.</b> Cost to attend premises to let you in.</p>	£50	£60
<p><b>Variation of contract</b> (Tenants Request) To cover the costs associated with the landlord's instructions as well as the preparation and execution of new legal documents.</p>	£41.66 Or reasonable costs	£50
<p><b>Change of sharer</b> (Tenant's Request) To cover the costs associated with the 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>	£41.66 Or reasonable costs	£50
<p><b>Early Termination</b> (Tenants Request) Should the tenant wish to leave the contract early, they shall be liable to the landlord's costs in re-letting's 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.</p>	Variable	Variable