



TENANT LETTING FEES

All fees and charges are shown including VAT;

Holding deposit (per tenancy)

One weeks rent – 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 an agreement which is mutually agreed in writing).

Security Deposit (per tenancy, Rent of less than £50,000 per year):

Calculated as being five weeks rent. This is a deposit from which the reasonable costs of damage or default are caused on the part of the Tenant during the tenancy.

Security Deposit (per tenancy, Rent of £50,000 or over per year):

Calculated as being six weeks rent. This is a deposit from which the reasonable costs of damage or default are caused on the part of the Tenant during the tenancy.

Unpaid Rent:

An interest charge at 3% above the bank of England Base rate from the Rent Due date until paid in order to pursue non-payment of rent. 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 such loss results in locks needing to be changed, the 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):

A charge 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):

A charge 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