

Tenant Fees Information



Holding Deposit – One weeks’ rent

A holding deposit reserves a property pending satisfactory reference replies - this is non-refundable in the following circumstances: You or any one of the joint tenants (or the guarantor(s)) withdraw from the proposed tenancy; failure of a Right-to-Rent check; providing grossly misleading, or false, materially significant information; failure to provide necessary information in good time in order for us to process your application; and failure to sign the tenancy agreement (including where required the Guarantor’s Deed) before the Deadline for Agreement - this is usually 15 days from acceptance of your holding deposit but can be extended by mutual negotiation

Security Deposit - (annual rent under £50,000) - five weeks’ rent

Deposits are taken to cover damages to the property (or defaults) by the tenants during the tenancy

Security Deposit - (annual rent over £50,000) – six weeks’ rent

Unpaid Rent

Tenants will be required to pay interest for the late payment of rent at a rate of 3% above the Bank of England base rate from the date the rent was due; levied where the rent is paid more than 14 days late

Lost Keys and/or Security Devices

Tenants will be liable at a rate of £15 per hour for us to visit the property to gain access for you with our key (eg. when you have locked yourself out). For us to cut you a new set of keys the payment will be at cost plus a £15 per hour administration fee. For us to organise a locksmith to access your property the payment will be at cost plus a £15 per hour administration fee. Locks will otherwise be replaced at cost plus our £15 per hour administration fee. The replacement or repair of all other security devices; gate (or garage) blippers; etc. will be at cost plus our £15 per hour administration fee

‘nice people To Let with’

Early Termination

In circumstances where the tenants wish to end their tenancy before the end of the fixed term, they shall be liable to pay the following: the landlord’s costs in re-letting the property (such as our agency fee); and all rent due until the day before the start date of any new tenancy. Early termination fees are capped; tenants will not have to pay any more than the maximum amount of rent outstanding where contractually bound within their tenancy agreement

Variation of Tenancy Agreement

Where requested by the tenants to alter the tenancy we will levy a minimum of £50 per variation; plus any other reasonable costs incurred

Change of Joint Tenant or Sharer

Where requested by the tenants we will levy a minimum of £50 per variation plus any other reasonable costs incurred associated with taking the landlord’s instructions; processing the new tenant’s references; Right-to-Rent check; deposit registration; and preparing new tenancy documents

CLIENT MONEY PROTECTION

INDEPENDENT REDRESS SCHEME



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