

# 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



w: ukala.org.uk

## INDEPENDENT REDRESS SCHEME



w: theprs.co.uk