

TENANT FEES

HOLDING DEPOSIT (PER TENANCY) <i>To reserve a property. This will be offset against the first month's rent or tenancy deposit, as agreed.</i>	One week's rent
TENANCY DEPOSIT (PER TENANCY) ANNUAL RENT BELOW £50,000.00 <i>The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act.</i>	Five weeks' rent
TENANCY DEPOSIT (PER TENANCY) ANNUAL RENT ABOVE £50,000.00 <i>The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act.</i>	Six weeks' rent
COMPANY ADMINISTRATION FEE <i>Charged to all tenancies where the tenant will be a company. This fee is payable at the same time as the holding deposit and is not-refundable.</i>	Subject to confirmation of offer.
RENT <i>The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period.</i>	
LATE PAYMENT OF RENT <i>Interest may be charged on unpaid rent if it remains outstanding for more than 14 days. Interest will be charged at a maximum of 3% above the Bank of England Base Rate from the date the rent became due until payment is made.</i>	
LOST KEY(S) OR OTHER SECURITY DEVICE(S) <i>Tenants are liable for the actual cost of replacing any lost keys or security devices. If the loss results in locks needing to be changed, or replacement security devices being issued, the tenant will be charged the reasonable cost of a locksmith or security engineer, new lock and replacement keys/devices for all relevant parties.</i>	
VARIATION CONTRACT (TENANT'S REQUEST) <i>Per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.</i>	£50.00 inc VAT
CHANGE OF SHARER (TENANT'S REQUEST) <i>Per replacement tenant or reasonable costs incurred if higher. Includes referencing, Right to Rent checks, deposit registration and legal documentation.</i>	£50.00 inc. VAT
EARLY TERMINATION (TENANT'S REQUEST) <i>If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlord's reasonable costs. Under an Assured Periodic Tenancy, then the landlord can charge a fee if their tenant does not give the correct amount of notice. The usual amount of notice is two months in line with the rent due date. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.</i>	