



## TENANT FEE SCHEDULE

### NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1ST JUNE 2019

#### RESERVATION FEES

Reservation Fee (per tenancy): One week's rent

This is to reserve a property.

*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 Agreement as mutually agreed in writing).*

#### SECURITY DEPOSIT

Rent under £50,000 per year: Five weeks rent (per tenancy).

This covers damages or defaults on the part of the tenant during the tenancy.

Rent of £50,000 or over per year: Six weeks rent (per tenancy).

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 0.75% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: 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 for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

#### VARIATION OF CONTRACT

To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

(Tenants Request) £50 (incl. VAT) per agreed variation.

Change of Sharer (Tenants Request) £50 (incl. VAT) per replacement tenant. To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenants Request) Should the tenant wish to leave their contract early, they shall be liable for the landlords 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 the rent outstanding on the tenancy.

Early Termination: All rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable for the landlords costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## **OTHER FEES AND CHARGES**

Lost Key(s) or other Security Device(s): Tenants will be charged the direct cost incurred to the landlord from an approved provider (lock smith, key cutter, block/building manager) for a like for like replacement.

Out of Hours Service (if applicable): Hourly rate based on any actual costs incurred. Where actions of the tenant result in the agent (or nominated contractor) attending the property, their time to remedy the situation is charged at the prevailing rate.

Professional Cleaning (if applicable): Cost will vary depending on the number of bedrooms and will be deducted from the Security Deposit and will only be charged where a professional clean is necessary to return the property to the same condition as at the start of the tenancy.

Rent Arrears/Returned Payments: Interest at 3% above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agents costs associated with unpaid rent.

