

Tenants – Scale of Charges

Important Note: The following charges are not included in the advertised rent of the property.

TENANTS: If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw.

Our deposits will not exceed the total of five weeks rent (unless the annual rent is more than £50,000 where it will be six weeks rent).

Additional Charges:

Rent Default Charges –In the event of any rent default, interest of 3% above Bank of England base rate will apply to any rent due from the day of any default. The interest can only be charged in the event that the rent default continues for a minimum of fourteen days after the rent default occurs. For the current Bank of England base rate please visit the following website <https://www.bankofengland.co.uk/monetary-policy/the-interest-rate-bank-rate>

Key/Security Device Lose - Should the tenant lose their keys/security device to pay the Landlord for the reasonable cost of providing replacement keys or security devices for the property up to a maximum of £50 inclusive or greater where the Landlord has receipts or evidence to show such costs have been incurred.

Breakage Clause – Payments required where the tenants terminate a tenancy agreement before the end of a fixed term agreement or without giving required notice, which must not be more than the actual amount of loss suffered by the landlord. These costs can be any losses incurred by the Landlord on acceptance of the surrender, which could be but not limited to the remaining rent for the term, re advertising costs, utility supply costs, council tax and costs for any legal services retained. Once a new tenant has moved into the property the liability will be on the new tenant and the current tenant will be released from the contract.

Contract Amendments/Variation/Assignment/Novation - Pay the Landlord a maximum of £50 inclusive or greater where the Landlord has receipts or evidence to show such costs have been incurred, for each amendment/change to the Tenancy Agreement requested by the Tenant and agreed by the Landlord.

All fees are shown inclusive of VAT. There are also examples shown where a price cannot be given.

Redress Scheme: The Property Ombudsman - <https://www.tpos.co.uk/>

Tenancy Deposit Scheme: We lodge deposits with the DPS – Deposit Protection Scheme

Client Money Protection Insurance – Member of Client Money Protect - CMP004791

