

TENANTS FEES SCHEDULE

The fees detailed below are in accordance with the current maximum allowable fees under the current Tenants Fees Act 2019 legislation.

Description	Fee/Charge
Holding Deposit – This sum is for reserving a property to rent. It is payable at the start of the referencing process and will be deducted from the monies due at on or before the commencement of the tenancy. This sum may be withheld if any of the relevant persons withdraw from the tenancy application process or fail their referencing checks including providing false information for the purposes of referencing or gaining the tenancy. It may also be withheld if the persons do not complete the tenancy documentation within 15 days of or other deadline mutually agreed from the payment of the sum.	One (1) week's rent
Security Deposit – This covers defaults of the tenancy agreement or damages to the property ascertained during the tenancy or at the end of the tenancy	Five (5) weeks rent
Unpaid Rent – Interest is payable after a period of 14 days after the due date for the rent payment, at a rate of 3% above the Bank of England's Base Rate (applicable at the time of default), payable until such time as the due sums have been paid.	3% above the Bank of England's base rate on sums owing after 14 days of them being due
Replacement keys and other security items – The tenant is liable for all reasonable costs in providing replacement keys or other security devices including the losses of changing any locks. This includes any locksmith or third party costs that the Landlord may incur.	Reasonable Landlords costs to provide replacement items
Variation to the Tenancy Agreement/Contract – This is a charge made for the alteration to any contract requested by the Tenant from either the Landlord.	£50.00 per agreed variation
Changer of Sharer/Occupier – To cover the reasonable costs of the Landlord associated with taking their instructions, new tenant referencing, Right to Rent checks, ID verification, deposit registration changes and any agreement/contract variation	£50.00 or the Landlords reasonable costs per change/variation
Early Termination of the Tenancy – Payable should the tenant/s wish to leave early from their contract than is otherwise allowed under the terms of that contract including the Landlords costs to relet the property and for the rent and any other outgoings due to the property until the start date of the new tenancy. These costs will be no more than the remaining rent due on the outstanding tenancy.	Dependant on the Landlords costs to relet the property, the rent and property costs due during any void periods to the end of the term