

Tenant Fee Information Schedule

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

(Fees apply to Property let in both England and Wales unless otherwise stated below)

Holding Deposit (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 (per tenancy, Rent of under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. **Rent of over £50,000 per year**- Six weeks' rent.

Unpaid rent (England only) - Interest at 3% 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.

Company tenant £600.00 (Inc. VAT) This is to reserve a property and is a non-refundable referencing fee, set up fee and contribution to the tenancy agreement. A full security deposit will also be required (Company tenant is defined where the tenant will be PLC, Ltd or LLP)

Lost Key(s) or other Security Device(s) - Tenants are liable to 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 costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there may be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) (England only) - £50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants Request) (England only) - £50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher. 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 rent outstanding on the tenancy.