

Tenant fees 2021

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 under £50,000 per year)	Five week's rent
This covers damages or defaults on the part of the tenant during the tenancy	

Security Deposit (per tenancy, Rent over £50,000 per year)	Six week's rent
This covers damages or defaults on the part of the tenant during the tenancy.	

Unpaid Rent	
Interest at 3% above the Bank of England base rate from Rent Due Date until paid. Please note; this will not be levied until the rent is more than 14 days in arrears	

Lost Keys or other security / parking devices / permits
Tenants are liable for the actual cost of replacing any lost keys or other security / parking devices / permits. 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 and other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost keys or other devices.

Variation of Contract (tenant's request)	£50 (inc VAT) per agreed variation
To cover the costs associated with the negotiation as well as the preparation and execution of new legal documents.	

Change of Sharer (tenant's request)	£50 (inc VAT) per replacement tenant, or any reasonable costs incurred if
To cover the costs associated with new tenant referencing, Right-to-Rent checks, deposit registration, preparation and execution of new legal documents.	

Early Termination (tenant's request)	£50 (inc VAT) plus Landlord's expenses incurred
Should a tenant wish to leave their contract early, they shall be liable to pay the landlord's expenses in their early termination and re-letting of the property, as well as all rent and bills 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 property.	