

# TENANT FEES



## Relevant Letting Fees and Tenant Protection Information

As well as paying the rent, you may also be required to make the following permitted payments for English properties as of 1st June 2019.

### Reservation Fee:

To reserve a property a holding deposit must be paid of one week's rent. It is a condition that once the holding reservation fee has been paid, it will be deducted from the first month's rent upon the moving in day.

The reservation fee is not refundable for the following reasons:

- If at any time you decided not to proceed with the application after the reservation fee has been paid.
- Provide us with false, misleading or incorrect information as part of your tenancy application.
- Unsatisfactory credit check(s) or reference(s).
- Failure of any of the checks which the Landlord is required to undertake under the Immigration Act 2014.

### Before the tenancy starts:

Holding Deposit: 1 week's rent

Rent & Security Deposit: Tenants will be required to pay one month's rent in advance at the start of the tenancy and also a security deposit equal to five weeks' rent.

Payment of **up to £50** if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% over Bank of England rate per day applies to rent more than 14 days overdue.

Payment equivalent to the costs incurred for the loss of keys/security devices.

**Payments associated with early terminated of the tenancy** – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent, resulting from an agreement for the tenant to leave early.

**Payments for utilities, communication services, TV licence and Council Tax** Arrangements should be made to have the utilities connected in the tenants name immediately upon moving in, if not before.

### Independent redress is provided by The Property Ombudsman as below:

The Property Ombudsman  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire  
Telephone: 01722 333306  
Telephone: 01722 333306  
Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Our client money protection is provided by Propertymark.

All fees are correct at time of publication. Please contact Clifton & Co Property Management Department for further information on 01322 628262.