

TENANT FEE INFORMATION TEMPLATE

Applicable to all new assured shorthold Tenancies (ASTs) signed on or after 1st June 2019

<p>Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us 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 the prior agreed extended 35 days deadline for entry date (as per our agency application for tenancy form). If this deadline dates is required to be extended beyond the 35 days already agreed this will be discussed and agreed with the proposed tenant on an individual basis.</p> <p>Deposit – capped at 5 weeks rent where the annual rent is under £50,000 and 6 weeks rent where the annual rent is £50,000 or higher. This will cover damages and defaults by the tenant as detailed in the AST during the tenancy.</p> <p>Late payment of Rent Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears.</p> <p>Lost Keys or security devices Tenants are liable to the actual cost of replacing any lost key(s), fobs 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 any other persons (i.e. agent) requiring keys will be charged to the tenant.</p>	<p>Variation or changes to an existing tenancy agreement — £50 (inc VAT) per change. This charge will cover the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents. This also covers costs in ‘change of sharer’ situations and covers the landlords costs in securing a new sharing and associated legal requirements in processing that new sharers application.</p> <p>Early Termination as requested by Tenant Should you wish to leave the property before the end of your tenancy agreement, and should the landlord agree to this, then you will be liable to cover the landlord’s costs of re-letting the property as well as any rent due under the terms of your tenancy agreement up until the point the replacement tenancy commences. Please refer to our Landlord Fee Structure for Landlord fees and discuss with us the level of service we provide for your landlord.</p> <p>Utility Payments Tenants will remain responsible, unless agreed otherwise, for all utility payments, TV licence and Council Tax accounts. Please refer to your AST for full information.</p>
<p>Independent Redress provided by The Property Ombudsman</p>  <p>Membership no: N0010061 www.tpos.co.uk</p>	<p>Client Money Protection is provided by Propertymark</p>  <p>Membership no: C0010061 www.arlapropertymark.co.uk</p>