

enfields

ESTATE AGENTS

Enfields Tenant Fees Schedule

Applicable to all New Assured Shorthold Tenancies signed on/after 1st June 2019

Holding Deposit- *per tenancy*

One weeks rent. This is to reserve a property. This payment will be withheld in full, if any relevant person (including any guarantor) withdraws from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement within 15 calendar days of the deadline for the agreement.

Security Deposit- *per tenancy*
(where the Rent is under £50,000.00
per year)

Five weeks rent. This covers any damages or defaults, on the part of the tenant, during the tenancy.

Security Deposit- *per tenancy*
(where the rent is £50,000.00 or
over per year)

Six weeks rent. This covers any damages or defaults, on the part of the tenant, during the tenancy.

Late/Unpaid Rent

Interest will be charged at 3% above the Bank of England Base Rate from Rent due date until paid, in order to pursue non-payment of the rent. This will not be levied until the rent is more than 14 days in arrears.

Lost Key/ Other Security Devices

Tenants are liable for the actual cost of replacing any lost key(s) or other security devices. 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 or any other persons requiring keys, will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (including VAT) for the time taken replacing lost keys/other security devices.

Variation of Contract
(Tenants Request)

£50.00 (including VAT) per agreed variation. To cover the costs associated with taking the landlords instructions, as well as the preparation and execution of new legal documents.

Change of Sharer
(Tenants Request)

£50.00 (including VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking the 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 to the landlord's costs in re-letting the property, as well as all rent due under the tenancy until the start date of the replacement tenancy.

Utility Payments

The tenants will remain responsible, unless agreed otherwise, for all utility payments, TV licence and Council Tax accounts. Tenants can refer to their AST for full information.

CLIENT MONEY PROTECTION: *UKALA SCHEME MEMBERSHIP NUMBER- 188675*

REDRESS SCHEME: *THE PROPERTY OMBUDSMAN SCHEME**

*Anyone dissatisfied with our service can ask for us to investigate the matter under the Enfields Complaints Procedure (copy available on request). Anyone remaining dissatisfied can raise the matter with The Property Ombudsman at Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP, contact number 01722 333306.