



## TENANTS FEES:

### **A refundable Holding Deposit of £100 will be charged to reserve a property.**

Should the tenancy proceed to contract the £100 will be used towards the deposit (one month's rent + £100) and will be lodged with the Tenancy Deposit Custodial Scheme in accordance with current legislation.

If the tenant withdraws, fails a Right to Rent check or provides false or misleading information the holding fee will be retained.

If the landlord decides not to rent the property to the tenant or fails to take reasonable steps to enter into the tenancy agreement by the deadline for agreement, then the Holding Deposit will be refunded within seven days of the date of that decision or the deadline for agreement.

### **A refundable Tenancy Deposit of one month's rent plus £100 will be charged on signing a contract.**

A Tenancy Deposit is required on signing of the contract as security for the term of the tenancy and this will be lodged with the Tenancy Deposit Custodial Scheme in accordance with current legislation.

### **A reassignment fee of £50 + VAT.**

If a tenant wishes to vary, assign or replace a tenancy then a fee of £50 + VAT will be charged.

NB: If the amount of payment exceeds the loss suffered by the landlord because of the default, the amount in excess is a prohibited payment.

### **Default fees:**

A default fee of 3% above the Bank of England's base rate will be charged for each day that the payment has been outstanding will be charged for late payment of rent.

A default fee of £10 will be charged for a lost key or equivalent security device.

Client Money Protection (CMP) provided by ARLA Propertymark. You can view the Client Money Handling Procedures online at: <http://www.propertymark.co.uk/working-in-the-industry/member-requirements/client-money-protection/>