



### Tenant Fees:

#### **Holding deposit**

One week's rent (which we will deduct from the first months rent in advance)

This is to reserve a property. 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 21 calendar days (or other Deadline for Agreement as mutually agreed in writing).

#### **Security deposits**

The amount of the deposit is subject to the following:

No more than 5 weeks rent where the annual rent for the tenancy continuance is less than £50,000.

#### **Unpaid Rent**

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

#### **Lost key(s) or other security device(s)**

Tenants are liable for the cost of replacing any lost key(s) 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 and any other persons requiring keys will be charged to the tenant.

#### **Variation of contract**

£50 (inc. VAT) per agreed variation. To cover the landlords costs 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 higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

#### **Early termination (Tenant's 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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.