

# TENANT FEES SCHEDULE

## ASSURED SHORTHOLD TENANCIES

Permitted Payment	Details	Fee
<b>Holding Deposit</b>	To reserve a property. Please note this will be withheld if any relevant person (including any Guarantors) 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 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).	<b>One weeks rent</b>
<b>Security Deposit (per tenancy)</b> <u>Rent under £50,000 per year</u>	This covers damages or defaults on the part of the tenant during the tenancy.	<b>Five weeks rent</b>
<b>Security Deposit (per tenancy)</b> <u>Rent over £50,000 per year</u>	This covers damages or defaults on the part of the tenant during the tenancy.	<b>Six weeks rent</b>
<b>Variation of Contract at Tenants Request</b>	To cover the costs associated with taking the Landlord(s) instructions as well as the preparation and execution of new legal documentation.	<b>£50 inc. VAT per agreed variation</b>
<b>Change of Sharer at Tenants Request</b>	To cover the costs associated with taking the landlord(s) instructions, new tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documentation.	<b>£50 inc. VAT per replacement tenant</b>
<b>Early Termination at Tenants Request</b>	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 the rent due under the tenancy agreement until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent on the tenancy.	
<b>Lost Keys or other Security Devices</b>	Tenants are liable for the actual cost of replacing any lost or damaged key(s) or other security device(s). If this 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 inc. VAT (per hour) for the time taken replacing lost key(s) or other security device(s).	
<b>Unpaid Rent</b>	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue nonpayment of rent. Please note, this will not be levied until the rent is more than 14 days in arrears.	