



TENANTS FEES IN RELATION TO TENANCY AGREEMENTS

(SIGNED ON OR AFTER 1ST JUNE 2019)

HOLDING DEPOSIT

Equivalent to one week's rent per tenancy (annual rent amount divided by 52)

The property will be reserved on payment of the holding deposit

The deadline for agreement is 15 calendar days after the holding deposit is paid unless an "extension" date is agreed in writing by the tenant

The Holding Deposit will be refunded to the tenant within 7 days: -

- (i) from when the parties enter into the tenancy agreement unless the tenant has agreed in writing for the holding deposit to be put towards balance of monies payable
- (ii) if the landlord withdraws
- (iii) if an agreement is not reached before the deadline for agreement or the agreed extended date and the tenant is not at fault, or
- (iv) if the landlord or the agent breaches the fee ban or acts in a way that it would be unreasonable to expect the tenant to enter into a tenancy the agreement (i.e. unfair terms, harassment etc.)

The Agent can retain the Holding Deposit only if:

- (i) the tenant withdraws their application
- (ii) the tenant doesn't take reasonable steps to enter into the tenancy
- (iii) the tenant fails a Right to Rent check
- (iv) the tenant provides false or misleading information which materially affects their suitability to rent the property

RENT

The amount which will be contractually payable to rent the property at regular specified intervals



SECURITY DEPOSIT

Equivalent to five weeks' rent per tenancy if rent is less than £50,000 per year

Equivalent to six weeks' rent per tenancy if rent is more than £50,000 per year

The security deposit can be used to cover damages or defaults on the part of the tenant during the tenancy

Interest is payable by the tenant on late rent at the rate of 3% above the Bank of England Base Rate in relation to each day after the due date for which the rent is unpaid but not to be levied until the rent is more than 14 days in arrears

UTILITIES & COUNCIL TAX

Gas, electricity, fuel, water or sewage, communication services, television license and council tax (payable to the provider)

LOST KEY / ACCESS OR SECURITY DEVICE

The cost of replacement including the cost of replacement of the locks (if applicable)

VARIATION OF CONTRACT

£50.00 per agreed variation at the tenant's request to include the cost of the preparation and execution of new documentation

£50.00 per agreed replacement tenant at the tenant's request to include the cost of Right to Rent checks, deposit registration and the preparation and execution of new legal documents

OTHER PERMITTED PAYMENTS

Payment for damages in breach of the tenancy agreement or an agreement between your agency and a relevant person (tenant, guarantor or person acting on behalf of the tenant).

Client money protection (cmp) provided by: propertymark / Independent redress provided by: PRS