



Fees to Tenants

Holding Deposit

In order to secure a property, you are required to pay a Holding Deposit which will secure the property for 14 days to enable us to process your application. Should you decide not to enter into a Tenancy Agreement the Holding Deposit will not be returned. Once you have entered into a Tenancy Agreement the Holding Deposit will go towards your Tenancy Deposit.

Tenancy Deposit

Tenancy Deposit to be held against a Tenancy Agreement for any loss or damage to the property. This will be protected in a Government-Authorised Scheme and may be returned at the end of the tenancy (this can vary between property however usually £250 for a room in a shared house or equivalent to one months rent for all other property).

Key Replacement

Obtaining necessary permission sourcing providers and travel costs. In the event of specialist key or lock, these can incur added costs and will be charged at a reasonable rate.

Early Termination when Requested by Tenant

Should you wish to terminate your agreement before the end of the Fixed Term you will be held responsible for the subsequent charges the landlord faces to find a Replacement Tenant. You will also will remain liable for the rent until a Replacement Tenant is found.

Call Out Charges

Where actions of the tenant results in the agent or agents representatives having to attend the property to gain entry to the property or similar.

During Office Hours

Out of office hours including public holidays

Unsocial Hours between 10pm-7am

Tenant also has the right to use a third party contractor, for example the use of a lock smith

Tenancy Agreement

Contract negotiation amending or updating terms of the tenancy agreement at the request of the tenant and arranging a further Tenancy Agreement.

Default Charge for Late Payment of Rent

Where rent or invoices have not been paid, 14 days late daily interest will be added from when it was due. Covering administration cost on retrieving the debt such as letters and phone calls made.

Charges

Equal to ONE Weeks Rent

Equal to ONE Months Rent or equal to FIVE weeks rent (maximum)

From £18 Inc. VAT Per Key

A charge not exceeding the financial loss experience by the landlord.

£18 Inc VAT

£60 Inc VAT

£100 Inc VAT

Pay Contractor Direct

£48 Inc. VAT

Interest at 3% above Bank of England Base Rate