

TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES
(ASTs) SIGNED ON OR AFTER 1 JUNE 2019



Holding Deposit	One Weeks Rent: A refundable holding deposit (to reserve a property) capped at no more than one weeks rent. NB: 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 15 days (or other Deadline as mutually agreed in writing).
Advance Rent	One Months Advance Rent: Payable in advance and monthly on the agreed date.
Security Deposit	Five/Six Weeks Rent: This covers damages or defaults on the part of the tenant during the tenancy. A refundable tenancy deposit capped at no more than 5 weeks rent where the total annual rent is less than £50,000, or 6 weeks rent where the total annual rent is £50,000 or above.
Unpaid Rent	3% above the Bank of England's base rate for each day that the payment has been outstanding. NB: This will take effect once the rent is more than 14 days in arrears and continue until the rent is paid in full.
Lost Key(s) or other Security Device(s)	Tenants are liable for the cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the cost of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred the tenant will also be responsible.
Variation of Contract (Tenants Request)	£50 per agreed variation. To cover the costs associated with taking landlord instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenants Request)	£50 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 (Tenants Request)	Tenants will be responsible to cover the costs of re-marketing, advertising, re-letting and referencing of new tenants. Tenants may also be liable to cover the rent up until new tenants are found, however this will be not exceed their original tenancy expiration date. This is chargeable at the tenants request to leave the contract early.
Letter (Tenants Request)	£25: Payable by the tenant in advance of any letters or legal documents requested.

Please ask a member of staff if you have any questions about our fees.

