

## Tenants Fees:-

We believe in being open and honest with our applicants about everything when taking a property. You won't find any hidden charges with us and we make every effort to keep things easy to make your move as smooth as possible. Below you will find a list of our charges.

### **New Assured Shorthold Tenancies (ASTs) signed on or after 1 June 2019 complying with the Tenant Fees Act 2019.**

#### **Holding Deposit (per tenancy) — One week's rent**

This is to reserve a property. Please Note: 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 calendar days (or other Deadline for Agreement as mutually agreed in writing). Once the tenancy has been signed, the holding deposit will be offset against the first months rent.

#### **Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent**

This covers damages or defaults on the part of the tenant during the tenancy.

#### **Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent**

This covers damages or defaults on the part of the tenant during the tenancy. To work out the amount of one weeks rent, for the purposes of Holding Deposit and Security Deposit, multiply the monthly rent by 12 and then divide by 52)

#### **Variation, assignment or novation of a tenancy**

A charge of £50 will be levied on the tenant if, at their request, a variation, assignment or novation of the tenancy occurs.

#### **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. Please Note: 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 to the actual 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 any other persons requiring keys will be charged to the tenant.