

## Tenancy Information

Prior to the tenancy commencement you will be asked to pay:

- A holding deposit of 1 week's rent.  
This reserves the property whilst referencing is carried out and the tenancy agreement is prepared. This is the total for the property, not per tenant. This may be held by the agent until the tenancy commences. The holding deposit may be retained by the agent where the applicant provides false or misleading information, fails a right to rent check, withdraws from the property or fails to take all reasonable steps to enter into the tenancy. The holding deposit will be set against the first month's rent at the commencement of the tenancy;
- A tenancy deposit of 5 week's rent;
- Rent for the first agreed period.

During the tenancy you will have to pay:

- Rent;
- Utilities, council tax, telephone, broadband, television licence (unless agreed otherwise in your tenancy agreement).

During the tenancy you may have to pay:

- Interest on late rent.  
Rental payments overdue by 14 days or more will be subject to interest at the rate of the Bank of England's base rate + 3% per annum calculated from the date the payment was due up until the date payment is received;
- £50, inclusive of VAT, or reasonable costs, if higher, towards any requested change to the Tenancy Agreement during the Tenancy;
- Reasonable costs of any additional keys or security devices requested by or lost/broken by the Tenant;
- If you request an early termination of the tenancy you may be asked to pay rent until the tenancy is terminated and cover the reasonable costs of the landlord.

We are members of The Propertymark Client Money Protection Scheme.

We are members of The Property Ombudsman.

