



PERMITTED TENANT FEES:

Before the Tenancy starts:

Holding Deposit - £90 per property

The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws from the proposed agreement (decides not to let) or fails to take all reasonable steps to enter an agreement (ie not responding to reasonable requests for information required to progress the agreement), then the holding deposit will not be returned.

We will inform the applicants in writing with our reason for retaining the holding deposit within 7 days of deciding not to enter the agreement or the 'deadline for agreement'.

Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.

During the Tenancy the following permitted payments will apply if necessary.

- Changes to a tenancy e.g.
 - Permission to keep a pet at the property
 - To change one of the tenants on a joint tenancy
 - To be given permission to decorate a property

A charge of £48.00 inc VAT will be made for any amendments which alters the tenant's obligations in the agreement.

- £25 additional rent will be charged each month for allowing a pet to be kept at the property to cover additional wear and tear. Extra rent to be charged either before the tenancy starts or at the next renewal of the tenancy.
- Reasonable costs associated with an early termination of the tenancy, if approved by the landlord. The rent must to be paid until the date the new tenancy starts, with a preceding 5 working day period for the agent to check-out and provide a new inventory for the incoming tenant when the property must be left empty. Departing tenant to cover all landlord costs in respect of check out, referencing, inventory and guarantor (if required). Please refer to agent website for details of landlord charges in respect of securing a new tenant. The fees charged for early termination should not be more than the rent outstanding until the end of the tenancy.
- Payment of interest for the late payment of rent is set at 3 per cent above the Bank of England base rate for each day that the payment is outstanding. Levy of the late payment will be made on day fourteen but charged from day one.
- Payment of charges for the loss of keys/security devices. All costs incurred by the supplier of the key/security device will be passed to the tenant, along with an administration fee of £15.

CLIENT MONEY PROTECTION (CMP) PROVIDED BY:



INDEPENDENT REDRESS PROVIDED BY:

