



## Tenant Fees

### **Referencing**

Applicants wishing to apply for tenancy will be required to complete a credit reference form. The form is processed by an independent referencing agency. There is no charge for this.

### **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). The fee will be deducted from the initial rent payment.

### **Security Deposit (per tenancy) — Five weeks' rent**

This covers damages or defaults on the part of the tenant during the tenancy. The security deposit will be protected under a Tenancy Deposit Protection Scheme with MyDeposits.

INDEPENDENT REDRESS: [www.theprs.co.uk](http://www.theprs.co.uk)

The following tenant fees apply during a period of tenancy until such time as the tenancy is terminated.

### **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.

### **Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.**

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

### **Change of Sharer (Tenant's Request) — £50 (inc. VAT) 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 (Tenant's Request)**

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

If you have any questions on our fees, please ask a member of staff.