

FEES FOR ASSURED SHORTHOLD TENANCIES

When proceeding with a property the charges the tenant will be liable for are:

1) A Holding Deposit

Equivalent to one week's rental per tenancy. Please note that this will be withheld if the tenant or guarantor withdraw from the tenancy, fails a Right to Rent check, provides false or misleading information, unreasonably delays responding to reasonable requests for information or fails to sign the tenancy agreement by the Deadline for Agreement date.

2) The Rent

3) Security Deposit

- 5 weeks rental per tenancy for Rent under £50,000 per year
- 6 weeks rental per tenancy for Rent of £50,000 or more per year.

4) Utilities & Services

Payments in relation to utilities, TV License, communication services and council tax.

5) Variation of Contract

£50.00 (inc of any VAT). If a tenant requests a variation or assignment of a tenancy, or a replacement or an addition of a Tenant/Occupier, during the tenancy, the tenant will be liable for the Variation of Contract Fee for the preparation of any documents in relation to each variation.

6) Early Termination

Should the tenant agree with the landlord to terminate the tenancy before the tenant is permitted to do so, the tenant will be responsible for indemnifying the landlord and the agent for any losses and reasonable costs incurred as a result of the early termination and in the re-letting of the property.

7) Lost Keys, Fobs/Security Devices

The tenant will be liable for the costs incurred in replacing any keys, fobs or other security devices that are lost during the tenancy for the property and the building where necessary.

8) Unpaid Rent

Interest at 3% above Bank of England Base Rate on any rent or other money payable under the tenancy agreement.

Redress Scheme.	Provided by The Property Ombudsman.
Deposits	Held in the Deposit Protection Service.
Client Money Protection	Provided by Money Shield.