



Schedule of Tenant Fees for New Assured Shorthold Tenancies (ASTs) Signed On or After 1st June 2019

Holding Deposit (per tenancy):

Equates to One week's Rent. This is to reserve a property. **Please Note:** This will be retained in full if any relevant person (including any guarantor(s)) withdraw from the application process, fail a Right-to-Rent check, provide false 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).

Security Deposit (per tenancy & Rent under £50k pa):

Five week's Rent. This will cover for damages or defaults on the part of the tenant during the tenancy term, including any periodic basis.

Security Deposit (per tenancy & Rent over £50k pa):

Six week's Rent. This will cover for damages or defaults on the part of the tenant during the tenancy term, including any periodic basis.

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):

Tenant(s) are liable to the actual cost of replacing any lost and damage key(s) or other security device(s). If the loss results in any locks needing to be changed, the actual costs of a locksmith's parts, labour and replacement key(s) for the tenant, landlord and managing agent, will be charged to the tenant in full. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost or damaged keys or other security device(s).

Variation or Amendment 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 administration, 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.