

Fees to Tenants

Before You Move In

Holding Deposit:

In order to secure a property, you are required to pay a Holding Deposit which will secure the property for 14 days to enable us to process your application. Should you decide not to enter into a Tenancy Agreement the Holding Deposit will not be returned. Once you have entered into a Tenancy Agreement the Holding Deposit will go towards your Tenancy Deposit.

Charge:

Equal to ONE Weeks Rent

Tenancy Deposit:

Tenancy Deposit to be held against a Tenancy Agreement for any loss or damage to the property. This will be protected in a Government-Authorised Scheme and may be returned at the end of the tenancy (this can vary between property however usually £25 for a room in a shared house or equivalent to one months rent for all other property).

Equal to ONE Months Rent

During Your Tenancy

Key Replacement:

Obtaining necessary permission sourcing providers and travel costs. In the event of specialist key or lock, these can incur added costs and will be charged at a reasonable rate.

From £12 Inc. VAT Per Key

Early Termination when Requested by Tenant:

Should you wish to terminate your agreement before the end of the Fixed Term you will be held responsible for the subsequent charges the landlord faces to find a Replacement Tenant. You will also will remain liable for the rent until a Replacement Tenant is found.

A charge not exceeding the financial loss experience by the landlord.

Call Out:

Where actions of the tenant results in the agent or agents representatives having to attend the property to gain entry to the property or similar. Tenant also has the right to use a third party contractor, for example a lock smith and pay the contractor direct for their services.

£48 Inc. VAT

Tenancy Agreement:

Contract negotiation amending or updating terms and arranging a further Tenancy Agreement

£42 Inc. VAT

Default Charge for Late Payment of Rent:

Where rent or invoices have not been paid, 14 days late daily interest will be added from when it was due. Covering administration cost on retrieving the debt such as letters and phone calls made.

Interest at 3% above Bank of England Base Rate

