Tenant Fees Schedule

For Assured Periodic Tenancies (APTs)

Holding Deposit – one week's rent
Payment is made to reserve a rental property whilst references are undertaken and the contract is finalised.

Please note that should a potential tenant back out, fail right to rent checks or provide false/ misleading information, the holding deposit becomes non-refundable.

Rent
Regular payments for occupying the property.

Security deposit (per tenancy) - 5 weeks' rent
This covers any damages or breaches on the part of the tenant, during the tenancy. Should the property be left in the same condition it was received in, less fair and tear, these funds will be returned to the tenant(s).

Client Money Protection -
https://www.propertymark.co.uk/professional-standards/rules/cmp.html

Independent Redress Scheme -
https://www.tpos.co.uk/

Unpaid rent -
Interest at 3% above the Bank of England base rate from the Rent Due Date until paid. This is applicable for rents that are more than 14 days overdue.

Lost keys or other security devices -
Tenants are liable to cover the actual cost of replacing any lost keys or any other security devices. If the loss results in locks needing to be changed, tenants will be expected to pay the actual cost of a locksmith, a new lock and replacement keys for the tenant, landlord and any other persons requiring keys. If extra costs are incurred, there will be an additional charge of £20 per hour (inc VAT) for the time taken.

Variation of contract (at tenant's request) - £50.00 inc VAT per variation
To cover the costs associated with changing the legal paperwork. Any variation will be subject to the landlord's agreement.

Early termination at Tenant's request -
Should the Tenant wish to leave their contract earlier than permitted, they shall be liable in paying the Landlord's costs in re-letting the property, as well as any rent due under the Tenancy Agreement, until the start date of a replacement tenancy.

Should you have any questions about our fees, please do not hesitate to ask a member of our team who will be happy to assist.