

## **FEES CHARGED TO TENANTS (INCLUSIVE OF VAT) AS OF FEBRUARY 2021**

<b>Holding deposit (per tenancy)</b>	A sum of money equivalent to one week's rent. This is to reserve a property. Please note this sum will be withheld if any tenant or guarantor withdraws from the tenancy transaction, fails a Right-to-Rent check or credit check, provides significant false or misleading information, or fails to sign the tenancy agreement or deed of guarantee within any reasonable requested time scale
<b>Security deposit (per tenancy, rent under £50,000 per year)</b>	A sum of money equivalent to five weeks' rent. This covers damage or default on the part of the tenant during the tenancy.
<b>Security deposit (per tenancy, rent of £50,000 or over per year)</b>	A sum of money equivalent to six weeks' rent. This covers damage or default on the part of the tenant during the tenancy.
<b>Unpaid rent</b>	Interest at 3% above the Bank of England base rate from the date the rent was due under the terms of the rental agreement until paid. Interest will not be payable until the rent is more than 14 days in arrears.
<b>Lost Keys or other security devices</b>	Tenants are liable for the cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed then the costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other person in the building reasonably requiring keys will be charged to the tenant. In addition, in either case the tenant will be liable to pay our charges of £90 per hour for the time taken by us in arranging for the replacement of any lost keys or other security devices, arranging for any necessary ancillary works and arranging for the delivering of any new keys or security devices to any person
<b>Variation of any term of the rental agreement to include change of sharer (if agreed)</b>	Tenants are liable to pay our charges of £90 per hour, subject to a minimum charge of £50 to cover the costs of taking the landlord's instructions, the carrying out of new checks and references, the preparation and execution of new tenancy documents and any other administrative work which may reasonably be required by the variation
<b>Early termination (if agreed)</b>	Should tenants wish to terminate the rental agreement early they will be liable to pay the landlord's costs in re-letting the property to include our administrative charges as well as all rent due under the terms of the rental agreement until the start date of the replacement tenancy.  The costs payable will be supplied by us to any tenant who wishes to terminate early and will vary depending on the terms of the rental agreement and unexpired portion of the term but these costs will never be more than the maximum amount of rent outstanding under the terms of the rental agreement at the date of the proposed early termination

