

Tenancy Information

Holding Deposit (per tenancy):

This is equivalent to a maximum of one weeks rent, which will reserve your property. Please note: This money will be retained, by us, if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 days (or alternative deadline date that we agree, for our agreement to be signed).

Security Deposit (per tenancy. Rent under £50,000 per year):

Maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent over £50,000 per year):

Maximum of six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent:

Interest for non-payment of rent will charged at 3% per annum, above the Bank of England base rate.

Note: This will not be levied after 14 days of arrears of rent

Lost Key(s) or other Security Device(s):

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation 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 registration 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.

Our Tenants are Protected:

We are a registered member of the CMP Client Money Protection Scheme, which is a client money protection service to ensure your money is handled with in the correct manner www.clientmoneyprotect.co.uk. We are also members of the Property Ombudsman, which is a redress scheme for consumer complaints. www.tpos.co.uk.

Please ask a member of staff if you have any questions about our fees.