

TENANT FEE SCHEDULE

V5.13.11.2024

<h3>HOLDING DEPOSIT</h3> <p>(per tenancy)</p>	
One Weeks rent	This is to reserve a property. This will be withheld 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 calendar days (or other Deadline for Agreement as mutually agreed in writing).
<h3>SECURITY DEPOSIT</h3> <p>(per tenancy with annual rent under £50,000)</p>	
Five Weeks rent	This covers damages or defaults on the part of the tenant during the tenancy
<h3>COMPANY TENANT</h3>	
£500 + VAT (£600 inc VAT)	This is to reserve a property and is non-refundable referencing fee, set up fee and contribution to the tenancy agreement. A full security deposit will also be required (company tenant is defined where the tenant will be PLC, Ltd or LLP)
<h3>UNPAID RENT</h3>	
Interest at 3% above Base Rate	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
<h3>LOST KEYS OR OTHER SECURITY DEVICES</h3>	
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 £45 per hour + VAT (£54 inc VAT) for the time taken replacing lost key(s) or other security device(s).	
<h3>VARIATION OF CONTRACT</h3> <p>(Tenants request)</p>	
£50	£50 per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<h3>CHANGE OF SHARER</h3> <p>(Tenants request)</p>	
£50	£50 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.
<h3>EARLY TERMINATION</h3> <p>(Tenants request)</p>	
Should the tenant wish to leave their contract early, this will be at the sole discretion of the landlord, if this is agreed then The Tenant shall be liable for 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.	

Where applicable charges include VAT unless stated otherwise