

TENANT FEE SCHEDULE



Independent Chartered Surveyors
Established 1919

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NEW ASSURED SHORTHOLD TENANCIES
(ASTS) SIGNED ON OR AFTER 1 JUNE 2019

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| Holding Deposit (per tenancy) | One week's rent This is to reserve the property. Please Note: This will be withheld if any relevant person (including and guarantor (s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail to provide required 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). |
| Security Deposit (per tenancy. Rent under £50,000 per year) | Five week's 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) | Six week's rent This covers damages or defaults on the part of the tenant during the tenancy. |
| Unpaid Rent | Interest at 3% above the Bank of England Base Rate from the Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears. |
| Lost Key(s) or other Security Device(s) | Tenants are liable for 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 cost of the locksmith, new lock and replacement keys for the tenant, landlord and 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 devices(s). |
| Variation of Contract (Tenant's request) | £50 (inc. VAT) per agreed variation To cover the cost associated with taking landlord's instructions as well as the preparation and execution of new legal documents. |
| Changes of Sharer (Tenant's request) | £50 (inc. VAT) per replacement tenant To cover the costs associated with taking landlord's instruction, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. |
| Early Termination of Tenancy (Tenant's Request) | £360 (inc. VAT) plus rent due under the tenancy agreement Should the tenant wish to leave their contract early, they 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. |

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

CLIENT MONEY PROTECTION:
www.rics.org



INDEPENDENT REDRESS:
www.tpos.co.uk



ACCREDITED MEMBER:
www.propertymark.co.uk

