

Tenant Permitted Payments

Assured Shorthold Tenancies (ASTs)

Holding Deposit (per tenancy): one week's rent This is to reserve a property. Please Note: 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).

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 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.

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 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).

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.

<p>Client Money Protection</p> <p>As a Regulated Firm under the Royal Institution of Chartered Surveyors (RICS) we are members of the RICS Client Money Protection Scheme. Detailed rules about the scheme can be found here.</p> <p>View our Client Money Protection Scheme certificate here.</p>	<p>Regulated by</p> 	<p>Independent Redress</p> <p>We are members of Property Redress, an independent organisation dedicated to resolving disputes between consumers and property agents. They provide impartial mediation and resolution, promoting transparency and trust within the property industry.</p> <p>View our Complaint Handling Procedure here and our Property Redress certificate here.</p>	
---	---	--	---

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