

TENANT FEES

IMPORTANT NOTE: The following applies to all Tenancy Agreements that commence after 25th September 2020

Holding Deposit (per Tenancy)

Upon applying for your chosen property, a holding deposit is required to reserve a property. This amounts to a maximum of one week's rent.

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)

Should your application be successful, a security deposit and one month's rent will be required at least 24 hours before move-in. Your deposit will be treated in accordance with the Tenancy Deposit Protection regulations, and you will be provided with the appropriate prescribed information and receive details regarding the scheme used (DPS). It is held to cover damage, breakages, and any other liabilities under the terms of your tenancy agreement.

This amounts to a maximum of five weeks rent and covers damages or defaults on the part of the tenant during the tenancy.

Rents

Rents are quoted monthly and payable to our company bank account by standing order in advance. If you are renting a single let (a house, apartment, studio etc), you are usually responsible for the council tax, water rates, gas, electricity and telephone costs.

If you are a tenant renting a room, then all bills are included in your monthly rent.

Lost Key(s) or Other Security Devices

Tenants are liable for the 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 for the time taken replacing lost key(s) or other security device(s).

Early Termination (At The Tenant's Request)

Should you wish to exit your tenancy agreement (also known as tenancy contract) early, you will be liable for the landlord's re-let costs 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.