



## **TENANT INFO:**

### ***Holding Fees are calculated on a sliding scale:***

- Rent of **£100 - £199PCM = £20 Holding Fee**
- Rent of **£200 - £299PCM = £45 Holding Fee**
- Rent of **£300 - £399PCM = £65 Holding Fee**
- Rent of **£400 - £499PCM = £90 Holding Fee**
- Rent of **£500 - £599PCM = £115 Holding Fee**
- Rent of **£600 - £699PCM = £135 Holding Fee**
- Rent of **£700 - £799PCM = £160 Holding Fee**
- Rent of **£800 - £899PCM = £180 Holding Fee**
- Rent of **£900 - £999PCM = £200 Holding Fee**
- Rent of over **£1,000PCM = £230 Holding Fee**

The holding fee is **NON REFUNDABLE** in the eventuality that the potential tenant(s) withdraw from the process, fail the right to rent checks, provide false or misleading information, or fail to provide requested information within 15 days of the holding deposit being paid. The holding fee will go towards the move-in monies (rent) on successful applications.

**Security Deposit** - Calculated as one months rent + £25. EG If the rent is £500, the deposit will be £525. This covers damages or defaults on the part of the tenant during the tenancy.

### **OR**

You can purchase a 'Reposit'; a deposit replacement product that allows tenants to pay a non-refundable fee equal to one week's worth of rent (inc VAT). There is a £30 annual renewal charge if you stay in the property beyond the first 12 months. You remain liable for the full cost of any breach of your tenancy agreement, but benefit from not paying the lump sum deposit upfront. Your landlord as a part of this service will receive cover from an insurer of 8 weeks rent. You must pass referencing to be eligible for this product. T&C apply.

**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 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 costs of a locksmith, new lock and replacement keys will be charged to the tenant.

**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.

**Early Termination (Tenant's Request)** - Should the tenant wish to leave their contract early (and where the landlord agrees to this early vacation), 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. Typically the landlord's costs will be no more than a month's rent + VAT (120% of one month's rent) subject to a minimum of £450 + VAT (£540).

**Pets** - No animals are allowed in any property unless agreed by the Landlord. A higher rent may be required.

**Company Lets** - Our fee (payable on move in) is half of one months rent + VAT (60% of one months rent) subject to a minimum of £300 + VAT (£360) to cover the costs associated with processing the application, referencing and arranging the tenancy agreement.

**Should you have any queries please speak to a member of our Team.**