

RESIDENTIAL LETTINGS TENANT CHARGES

Tenant Charges are as set out in the following guide. If you decide to put forward an offer to let a property you are required to read and acknowledge the Information.

Permitted Payments for Assured Shorthold Tenancy

(Rent is less than £100,000 per annum, privately rented property, main and principle home and the Landlord does not live at the property).

Holding Deposit	To be agreed with proposed Tenant (and deducted from the pre-move invoice)
Rent	Paid in advance either monthly / quarterly / six monthly / annually and does not include any services such as Council Tax and Utilities unless otherwise stated
Tenancy Deposit	5 or 6 weeks rent dependant on annual rental amount
Deed of Assignment or Variance	£80 inc VAT
Deed of Surrender	£80 inc VAT and any reasonable Landlord costs
Late Payment of Rent	Interest on rent arrears (after 14 days) and capped at 3% over bank of England Base Rate
Replacement Keys or Security Devices	Cost incurred by Tenant

Charges for a Non Housing Act Tenancy

(Rent is more than £100,000 per annum or it is a business tenancy or a holiday let or the Landlord lives at the property).

Holding Deposit	Two weeks rent (deducted from the pre-move invoice)
Tenancy Agreement	£354 inc VAT
Credit References	Individual £54 inc VAT per application Guarantor £54 inc VAT per application Company £96 inc VAT per application
Rent	Paid in advance either monthly / quarterly / six monthly / annually and does not include any services such as Council Tax and Utilities unless otherwise stated
Tenancy Deposit	6 – 8 weeks rent to be agreed
Deed of Assignment	£354 inc VAT
Deed of Surrender or Variance	180 inc VAT
Renewal	Memorandum £180 inc VAT Tenancy Agreement £354 inc VAT
Inventory Check Out	Property size dependant – time cost basis