

Tenant

Lettings price list

country
properties

Holding Deposit |

(per tenancy)

Equal to 1 weeks (agreed) rent

This is to reserve a property. Please note this will be withheld if any tenant or person acting on behalf of a tenant (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 (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this fee will not be returned.

It can, with your agreement be used as a contribution towards your first month's rent or Tenancy Deposit if the Tenancy proceeds to move in/completion.

Tenancy Deposit |

(per tenancy)

Rent under £50,000 rent per year

Rent of over £50,000 or over per year

5 weeks rent – covers damages or defaults on the part of the tenant during the tenancy

6 weeks rent – 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 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

Tenants are liable for the actual cost of replacing any lost keys(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 and/or any other persons requiring keys will be charged to the Tenant(s).

Variation of Contract

(Tenants Request)

£50 Inc VAT per agreed variation or any reasonable costs if higher

To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents

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 the landlord's instructions, advertising the property for let and for the preparation and execution of new legal documents as well as unprotecting and protecting deposits and any additional cost of inventory clerk.

Early Termination*

(Tenant's Request)

This is not an automatic right and will be reviewed & agreed on a case by case basis. Should the tenant(s) wish to terminate their contract early, they shall be liable for the landlord's reasonable costs in re-letting the property to a maximum of £250 inc vat as well as the rent due under the tenancy until the start date of the replacement tenancy. Please note the total cost to the tenant will not exceed the maximum of the total rent outstanding on the property.

Exceptional Circumstances

(Tenant's Request)

If extra costs are incurred there will be a charge of £15 per hour inc VAT for the time taken by the Landlord/Agent in certain limited circumstances. Such costs will be verified in writing in advance where possible. Charges may occur for example when; replacing lost key(s) or other security device(s) eg time taken/costs incurred for delivery to the property, early termination, change of sharer, variation of contract -for example additional costs of inventory clerk. For a Saturday checkout where an alternative date has been provided the cost of the checkout will be charged if this is carried out by an independent 3rd party or as above if done by the local branch. Checkout Costs will vary between circa £80 Inc VAT to £300 inc Vat and can be viewed under the Landlord Fees

The above does not include any charges associated with a breach of contract which will be charged in addition based on the circumstances.