TENANT FEES SCHEDULE

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NEW ASSURED SHORTHOLD TENANCIES

(ASTs) SIGNED ON OR AFTER 1 JUNE 2019 [www.ldproperty.co.uk](http://www.ldproperty.co.uk)

**Holding Deposit** **One weeks rent.** To reserve a property and will be set against the tenants rent or deposit

**(per tenancy)** when the tenancy is drawn. This can be withheld by the agent for the following reasons:

1. Immigration status failure.
2. Tenants (including any guarantors) withdrawing from the tenancy.
3. False or misleading information given on application.
4. Tenant or guarantor fails to take reasonable steps to enter into the agreement within 15 calendar days (or in writing the mutually agreed deadline).

**Security Deposit Five weeks rent.** This covers againstdamages or defaults on part of the tenant during the

**(per tenancy. Rent** tenancy

**under £50,000 per year)**

**Security Deposit Six weeks rent.** This covers againstdamages or defaults on part of the tenant during the

**(per tenancy. Rent** tenancy

**under £50,000 per year)**

**Late/Unpaid Rent** If rent is more than 14 days in arrears the Landlord or Agent can charge interest at 3% above the Bank of England base rate. Calculated on a daily basis until full rent has been received.

**Loss Keys and** Tenants are liable for the reasonable cost of replacing lost or damaged keys or **Security Devices** security devices. If loss or damaged requires locks to be changed the actual cost of a **(Fobs/Garage Remotes** locksmith, new lock and replacement keys for tenants/landlords/agents and any other

**etc)** person requiring keys will be charged to the tenant.

**Variation/Assignment** **£50.00 including VAT.** This cost covers obtaining the landlords instruction and the

**or** **Novation Changes** preparation and execution of all new legal documentation.

**(Tenants Request)**

**Change of sharers £50.00 including VAT. Per replacement tenant or any reasonable costs incurred if higher.**

**(Tenants Request)** Covers all the associated cost with taking landlords instruction referencing and right to rent checks, deposit registration, preparation and execution of all new legal documentation.

**Early Termination** Should the tenant wish to leave their contract early they shall be liable to the landlord’s cost **(Tenants Request)** in re-letting the property as well as all the rent due under the tenancy until the start date of a replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

**Company Lets** **£120.00 including VAT** Reference application fee

**£420.00 including VAT** Tenancy set up fee

If you have any questions with regard to our fees, please ask a member of staff

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CLIENT MONEY PROTECTION: ­­­­

[www.safeagents.co.uk](http://www.safeagents.co.uk)



INDEPENDENT REDRESS:

[www.tpos.co.uk](http://www.tpos.co.uk)

