

### FEES TO TENANTS

#### Holding Deposit

One weeks rent

This reserves the property whilst your application is being processed. The full holding deposit paid will contribute towards the first rent payment on successful applications.

Please Note: your holding deposit 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).

#### Tenancy Deposit

Five weeks rent

This amount will be held for the full duration of the tenancy and will be registered through MyDeposits, a government approved tenancy deposit registration scheme.

#### 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 keys or other security devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. 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 keys or other security devices.

#### Variation of contract at the tenants request

£50 per agreed variation.

#### Change of sharer at the tenant's request

£50 per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

#### Early termination at the tenants request:

If the tenant applies to leave their contract early, they will be liable to the landlord's costs in re-letting the property as well as cover all rent due under the tenancy until the start date of the replacement tenancy. These costs will not exceed the maximum amount of rent outstanding on the tenancy.