

# TENANT FEES



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<b>Holding Deposit (per tenancy)</b>	<p align="center"><b>1 Weeks' Rent</b></p> <p align="center"><b>This is to reserve a property.</b></p> <p>Please Note: This will be withheld if any relevant person (including any guarantor(s)):</p> <ul style="list-style-type: none"> <li>• Withdraws from the <a href="#">tenancy</a></li> <li>• Fails a <a href="#">Right-to-Rent check</a></li> <li>• Provides materially significant false or misleading <a href="#">information</a></li> <li>• Fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other mutually agreed-upon Deadline for Agreement in writing).</li> </ul>
<b>Security Deposit (per tenancy)</b>	<p align="center"><b>One Months' Rent.</b></p> <p>This covers damages or defaults on the part of the tenant during the tenancy.</p>
<b>Unpaid Rent</b>	<p>Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid <a href="#">in order to</a> pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.</p>
<b>Lost Key(s) or other Security Device(s)</b>	<p>Tenants are liable to cover the actual cost of replacing any lost key(s) or other security device(s). If the loss necessitates a change of locks, the tenant will be responsible for the genuine expenses, including the fees of a locksmith, the acquisition of a new lock, and the provision of replacement keys for the tenant, landlord, or any other individuals requiring keys up to a maximum of £50, inclusive or greater where the landlord has receipts or evidence to show that such costs have been incurred.</p>
<b>Variation of Contract (Tenant's Request)</b>	<p align="center"><b>£50 per agreed variation.</b></p> <p>To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.</p>
<b>Change of Sharer (Tenant's Request)</b>	<p align="center"><b>£50 per replacement tenant or any reasonable costs incurred if higher.</b></p> <p>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.</p>
<b>Early Termination (Tenant's Request)</b>	<p><a href="#">In the event that</a> the tenant decides to terminate the contract before its completion, they are obligated to cover the landlord's expenses associated with re-letting the property, along with the entire rent amount due under the tenancy until the commencement date of the replacement tenancy. Such costs will not exceed the outstanding rent on the tenancy, up to its maximum amount.</p>

Please ask a member of staff if you have any questions about our fees.

**Client Money Protection:**  
www.clientmoneyprotect.co.uk

**Independent Redress:**  
www.tpos.co.uk

