

TENANT FEES SCHEDULE

New assured shorthold tenancies (ASTs) signed on or after 1 June 2019

Security Deposit (per tenancy. Rent under £50,000 per year)

One month's rent.

This covers damages or defaults on the part of the tenant during the tenancy. This payment will initially encompass the holding deposit until the reservation is complete.

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be taken within the security deposit. One weeks rent 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).

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 Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(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 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 (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking 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 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 (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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

Client Money Protection: www.propertymark.co.uk

Independent Redress: www.tpos.co.uk

TENANT FEES SCHEDULE

Existing assured shorthold tenancies (ASTs) and all assured tenancies signed before 1st June 2019

Change of Sharer (Tenant's Request):

If there are any changes to the individuals within the Tenancy Agreement, there is a fee to facilitate the changes of tenant which amounts to £495.00 plus VAT. This fee may be split between ingoing and outgoing tenants strictly by agreement with the agent and this arrangement is subject to any legislative changes relating to tenants' fees. The outgoing tenant is also liable for all rent due under the tenancy until the start date of the replacement tenancy.

Tenancy Agreement renewal:

If at the end of the fixed period the tenants wish to renew their tenancy agreement and remain at the property for a further 12-month period there will be a renewal fee of £120 (inc. VAT) chargeable to the tenant. Once this has been paid by all tenants a new tenancy agreement will be drawn up and signed by all parties. Renewal will be strictly at the Landlord or their Agents discretion.

If there is any additional administration:

- Rent chasing letters or telephone reminders - £12.50 plus VAT (£15 total)
- Administering and dealing with bounced cheques, standing orders or any form of agreed bank payments - £30 plus VAT (£36 total)
- Processing late rent payments £12.50 plus VAT (£15 total)
- Administration cost for returning overpaid rent due to standing orders not being cancelled £25 plus VAT (£30 total)
- For returning deposits by bank transfer rather than cheque £25 plus VAT.
- In the event that Digs Residential Letting have to instruct a credit agency as debt collectors, the Tenants will be charged £150 + VAT.
- To pay the Landlord or his agent £200 + VAT if any court action is taken by the Landlord or Agent due to any breach of this Tenancy Agreement.

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