

## TENANT'S FEE STRUCTURE

**New Assured Shorthold Tenancies  
(ASTs) Signed on or after 1<sup>st</sup> June 2019**

**Holding Deposit  
(per tenancy)**

**One weeks' rent.** This is to reserve a property.

**Please note:** This 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).

**Security Deposit  
(per tenancy) Rent  
Under £50,000 per year)**

◀ **Five weeks' rent**

This covers damages or defaults on the part of the tenant during the tenancy.

**Unpaid Rent**

Interest 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.

**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.



## RESIDENTIAL LETTINGS LANDLORD'S FEES

We offer 3 levels of Management for Landlords

### **LET ONLY** 70% of the first month's rent + VAT

- Marketing
- Accompanied Viewings
- Reference Checks
- Deposit Registration (TDS)
- Inventory
- ARLA Assured Shorthold Tenancy Agreement

### **RENT COLLECTION** 50% of the first month's rent then 7% of the monthly rent +VAT

- Marketing
- Accompanied Viewings
- Reference Checks
- Deposit Registration (TDS)
- Inventory
- ARLA Assured Shorthold Tenancy Agreement
- Rent Collection
- Chasing Arrears
- Periodic Inspections
- Rent reviews

### **FULLY MANAGED** 50% of the first months rent then 10% of the monthly rent + VAT

- Marketing
- Accompanied Viewings
- Reference Checks (The Lettings Hub)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement
- Rent Collection
- Chasing Arrears
- Legislative Issues i.e. gas safety, alarms, electrical checks, etc.
- Repairs and Maintenance Management
- Tenant Liaison
- Periodic Inspections
- Rent Reviews