

TENANT COST SCHEDULE
New tenancies signed on or after 1 June 2019

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Holding deposit	<p>1 week's rent.</p> <p>This is to reserve a property. <i>Please Note:</i> This will be withheld if any relevant person (inc 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).</p>
Tenancy deposit	<p>5 weeks' rent.</p> <p>This covers damages or defaults on the part of the tenant during the tenancy.</p>
DURING YOUR TENANCY	
Changes to the tenancy agreement (tenant's request)	<p>£50 (inc. VAT) per agreed variation.</p> <p>To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.</p>
Late payment of rent	<p>Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.</p> <p><i>Please note:</i> This will not be levied until the rent is more than 14 days in arrears.</p>
Lost key/security device	<p>Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s).</p> <p><i>Please note:</i> 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 and any other persons requiring keys, will be charged to the tenant.</p>
An early termination of the tenancy (tenant's request)	<p>The tenant will be liable for 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. <i>Please note:</i> These costs will be no more than the maximum amount of rent outstanding on the tenancy.</p>