

TENANT SCALE OF CHARGES

Payments permitted under the Tenant Fees Act 2019 by Tenants or under a relevant Housing Act 1988 tenancy

Rent	Payable monthly in advance (unless agreed otherwise).
Default fee for late payment of rent	Rental payments overdue by more than 14 days will be subject to interest at an annual percentage rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.
Deposit	Payable before the start of the tenancy and held under a Government-approved scheme for the duration of the agreement. It will be repaid in full provided all obligations have been fulfilled. The deposit will be subject to a maximum of five weeks' rent for an annual rent of up to £50,000 and a maximum of six weeks' rent for an annual rent over £50,000.
Holding deposit	Equivalent to one week's rent (as statutorily prescribed). This will be withheld if the Tenant does not have the right to rent, or any relevant person (including any guarantor(s)) withdraws from the tenancy, provides materially significant false or misleading information, or fails to sign their contract (and/or guarantor agreement) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Default payments	<p>If the Tenant breaches any of the requirements of the agreement, the Tenant may be liable to pay the Landlord for any losses incurred as a result of: a failure by the Tenant to make a payment by the due date to the Landlord or, a breach by the Tenant of a term of the contract, both subject to any statutorily prescribed limits.</p> <p>The losses the Landlord may claim may include, damages, costs, charges and expenses incurred as a result of the breach that the Landlord was unable to mitigate to put the Landlord back in the same position as had the Tenant not breached the agreement.</p>
Variation of agreement	£50.00 including VAT unless the actual costs reasonably incurred exceed £50.00, when it will be the actual costs incurred; written evidence of the actual cost will be provided.

Early termination	Without granting a right to do so, should the Tenant wish to leave their contract earlier than a valid notice served by the Tenant would allow and the Landlord agrees, they will be liable to pay the Landlord's losses and the Agent's reasonable costs in re-letting the Property, as well as all rent due under the tenancy until the start date of the replacement tenancy (capped at no more than the maximum of rent outstanding on the tenancy) or until the expiry of the Tenant's valid notice.
Council Tax	Payable to the billing authority, if the Tenant is liable.
Utilities	Including water, sewerage, gas (or other heating fuel) and electricity including any Green Deal costs) payable in respect of the dwelling, and if required in the tenancy agreement. This may be payable to the Landlord or to the utility provider.
Television licence	Payable to the Landlord or the British Broadcasting Corporation, as required in the tenancy agreement.
Communication services	Payable to the Landlord or a provider of: internet, cable or satellite television, telephone services, other than mobile, as required in the tenancy agreement.
Loss of keys or other security device	The actual costs, as evidenced by invoice or receipt, related to a breach of contract leading to the requirement for a lock to be added or replaced or a key or other security device giving access to the Property to be replaced.
Missed appointments	Losses, as evidenced by invoice or receipt, suffered by the Landlord if the tenant fails to attend appointments agreed by the Tenant and arranged by the Agent or Landlord for contractors or others to attend or to carry out work at the Property.
Avoidable, accidental or purposeful damage to the Property	The Tenant will be liable for any losses, as evidenced by invoice or receipt, suffered by the Landlord as a result of neglect or wilful behaviour by the Tenant or their guests resulting in damage to the Property.
Emergency/out of hours call-out fees	Any losses or additional losses suffered by the Landlord, as evidenced by invoice or receipt, as a result of the Tenant arranging an emergency, out of hours contractor call-out where the work was not an emergency or the works were required as a result of the Tenant's actions.

Pet Insurance

Where permitted, the reasonable cost of the Landlord having insurance where the landlord consents to keeping of a pet, or, if the Landlord agrees, the Tenant maintains a pet insurance policy.

Pearce & Co. (CHERSEY) LTD., is a member of a client money protection scheme; Our provider is RICS

Pearce & Co. (CHERSEY) LTD., is a member of a redress scheme and the name of the scheme is PRS Property Redress Scheme.

Requirement for a Guarantor

In some circumstances we may require that the Prospective Tenant is able to offer a Guarantor. This may be because: *e.g. the Tenant is a student; the Tenant has a poor credit history; the Tenant's income is not sufficient to cover the rent and other outgoings*

In order for someone to qualify as a Guarantor they must: *be a resident in the United Kingdom; be a homeowner in the United Kingdom; have a clean credit history; must earn at least 4 times the monthly rent*

The Guarantor will: *have to be referenced and credit checked; provide proof of ID and residence*

The extent of the Guarantor's liability is expressed in: *the Guarantor clause and sub clauses in the tenancy agreement; the Guarantor agreement.*