

TENANT FEES SCHEDULE

ASSURED SHORTHOLD TENANCIES (ASTs)

Holding Deposit (per tenancy)

this is to reserve a property. Please note: this will be withheld if any relevant person withdraw from the tenancy, fail a right-to-rent check, provide false or misleading information, or fail to sign their tenancy agreement within 15 calendar days (or other deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy) – five week's rent

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

Unpaid Rent

Interest at 4% above the Bank of England Base Rate from Rent Due Date until paid 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)

Tenants are liable to the actual cost of replacing any lost key(s) or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacements keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Charges for front door in the region of £35, bedroom locks £15 per key.

Call-out Fees

The fee of £50 is applicable for call-out outside of working hours (Mon-Fri 08h00-16h00)

Change of Sharer (Tenant's request) - £100 per replacement

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparations 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 cost 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.

Damages to furniture/appliances/walls/mattresses/ carpets

Tenants are liable to cover costs incurred to the landlord as a result of damages or neglect to the property and its furnishings, which is classed beyond fair wear and tear. Cost is subject to quotation, but with a minimum charge of £50.

Macerator Toilets

To cover the cost of £100 incurred for call-out fee of specialist plumber to unblock the macerator toilet due to improper use and lack of care.

Clearing of excess rubbish

Tenants are liable to manage their waste and sort it properly into the relevant rubbish /recycling bins. For any excess rubbish bags left at the property that needs to be taken by SOTG to the tip or emptying of contaminated recycling bins, a cost of £50 per tip run or £50 per bin is chargeable.