

TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 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 the 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)	Four Week's Rent/ One Month This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £100,000 or over per year)	Six Weeks Rent. This covers damages or defaults on the part of the tenant during the tenancy.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing the key(s) or other security device(s) If the loss results in the locks needing to be changed, the actual costs of the locksmith, new lock and replacement keys for the tenant.
Variation Of Contract (Tenants Request)	£50 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 (Tenants Request)	£50 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 (Tenants Request)	Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in reletting 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.
During The Tenancy	Variation of Contract Fees: £50 per request. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Change of Sharer Fee : £50 per replacement tenant. To cover the costs associated with taking the landlords instructions, new tenant referencing and Right To Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Ending The Tenancy	Early Termination £275 per tenancy plus all rent due under the tenancy. Should the tenant wish to leave their contract early they shall be liable to the landlords costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.