



Under the terms of the Tenant Fees Act if you enter into an Assured Shorthold Tenancy (AST), payments which may apply will be as follows:

Holding Deposit (per tenancy)	1 weeks' rent. This is to reserve the property. This will be withheld if any relevant person (including guarantors(s)) withdraws from the tenancy, fails a Right to Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (per tenancy)	5 weeks' rent (or 6 weeks' rent for tenancies where the annual rent is £50,000 or higher). This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid rent	Interest at 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.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) 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.
Surrender (early termination) requested by the tenant	Should the tenant wish to leave their contract early, they accept responsibility for the associated costs and compensation for terminating the tenancy early, such costs and compensation not to exceed the loss experienced by the Landlord for agreeing to this request. These costs and compensation will be equal to one month of rent plus VAT unless this sum is greater than the loss experienced by the Landlord, in which case the Tenant will be advised of the relevant amount by the Agent. This amount is payable in full to the Agent when you confirm your intention to surrender your tenancy. This payment is non-refundable. For the avoidance of doubt, should the tenant look to surrender their tenancy early they will remain responsible for all obligations under the tenancy agreement, including rent, until the commencement of a replacement tenancy.

If you enter into a Non-AST payments which may apply will be as follows:

Application Fee	£660 (inc. VAT) per tenancy
Deposit	6 weeks' rent for unfurnished properties (2 months' rent, for furnished properties or where there is a pet)
Deposit Registration with the Tenancy Deposit Scheme Fee (where held by Finders Keepers)	£10.20
Guarantor Fee	£90
Renewal Fee	£95
Change of Sharer Fee*	£240 for outgoing sharer and £120 for new replacement sharer
Surrender (early termination) requested by the tenant	one month's rent + VAT (this fee is non-refundable and full details of the process can be found in the tenancy agreement)

Please ask a member of our team if you have any questions about our fees. We can only accept UK debit cards and bank transfers, we do not accept credit cards or cash

*See change of sharer policy for full details



Independent Redress:
www.tpos.co.uk

