

Tenants information

In line with the requirements outlined within Schedule 1, Tenant Fees Act 2019 you are required to pay a refundable holding deposit equivalent to one week's rent in order to reserve a property. The purpose of the holding deposit is to enable both the landlord and tenant to demonstrate commitment to entering into a tenancy agreement on the terms agreed whilst reference checks and right to rent checks are undertaken. The holding deposit creates a binding conditional contract between tenant and landlord. Under this contract, the tenant agrees to provide honest representations as to income, tenancy history and references, and to enter into the tenancy under the terms agreed with the landlord.

The landlord agrees to enter into the tenancy as per the agreed terms subject to satisfactory fulfilment of all pre-tenancy checks. The 'deadline for agreement' for both landlord and tenant will be within 15 calendar days from the date that the holding deposit has been received by the landlord or letting agent. The tenancy agreement must be signed by all parties within 15 calendar days from receipt of the holding deposit. The tenant will be notified of any extension to the 15 day deadline in writing. The tenant must request an extension to the 15 day deadline in writing. The property will be withdrawn from the market pending referencing and right to rent checks.

The holding deposit will be retained by the letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant. The holding deposit will be retained by the letting agent if you fail the right to rent check. The holding deposit will be retained by the letting agent if you withdraw from the proposed agreement. The holding deposit will be retained by the letting agent if you fail to take all reasonable steps to enter an agreement when the landlord and/or agent has done so. If we intend to retain the holding deposit, we will advise you in writing the reason for this within 7 days of deciding not to enter an agreement. The holding deposit will be refunded to you if the landlord withdraws from this agreement or the deadline agreement is not met

Security Deposit

Along with your first month's rent, required as cleared funds in advance of move in, we will require a deposit to secure against damage to the property. As required by law, these monies are held in a Tenancy Deposit Protection Scheme. This Scheme ensures your interests are protected and, although the situation is rare, will give you peace of mind that disputes over the return of deposits at the end of the Tenancy can be resolved quickly. Full details of the scheme will be supplied in due course. 5 weeks rent as deposit will be required plus one month's rent in advance will be required upon the signing of the tenancy agreement.

Rental Commitments & Permitted Payments; During the Tenancy (Payable to the Agent)

- Payment of £50 incl VAT to change the tenancy agreement
- Payment of interest for the late payment of rent at a rate of 3% above Bank of England Base Rate
- Payment for the reasonably incurred costs for the loss of keys/security devices
- Payment of any unpaid rent or other reasonable costs associated with the tenant's early termination of the tenancy

We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages.

Rental Payments

These will be required by standing order, payable monthly in advance.. Very occasionally, when there are financial or credit status concerns, landlords will require 6 month's rent in advance, rather than the standard 1 month. This would of course be discussed and agreed with you well in advance.

Insurance

Tenants may wish to take out insurance to cover their own possessions, Landlord's insurance does not cover tenants' possessions. Tenants may wish to insure their own belongings. We do, however, require you to obtain accidental damage insurance to cover the landlord's possessions and fixtures and fittings. If you choose to arrange your cover independently, we will need a copy of the cover note or schedule on signing the tenancies.

Pet Policy

If permitted by the landlord, additional rent maybe negotiated. The tenant is responsible for the proper care and control of said animal and for the reasonable costs or rectification of any damage or de-infestation etc.

Landlords Fees

Initial set up fee £250 plus vat

Fully managed 10% plus vat of each month's rent

Let only £525 plus vat

Fees for additional services:

Legionella risk assessment from £60

Energy Performance Certificate including floorplan £80

Inventory/Schedule of condition from £125 plus vat

Tenancy agreement renewal £80 plus vat

Void management £25 plus vat

Statutory Declaration £25 plus vat

Additional property visits £50 plus vat

Serving of legal notices £50 plus vat

Tenant check out and inventory check (included within Fully Managed contract) £100 plus vat

Court appearances £100 plus vat per hour

Tenants Fees

Rent

Tenancy deposits, which may not exceed the total of five or six weeks rent depending on whether the annual rent is less or more than £50,000

Holding deposits paid before a tenancy agreement is made, which must not exceed one week's rent

Payments required in the event of a default by the tenant in respect to:

the loss of a key or other security device of the housing

Failure to make a payment of rent in full within 14 days of the due date

Payments for granting requests made by tenants to vary tenancy agreements, which must not exceed £50 or the reasonable costs of granting the request

Payments required where tenants terminate a tenancy agreement before the end of a fixed term agreement or without giving required notice, which must not be more than the actual amount of loss suffered by the landlord

Relevant council tax

Provision of: utilities (gas, electric, etc) A television licence

Communication services (landline telephone, the internet, cable and satellite television)