

TENANT FEES

New Assured Shorthold Tenancy (AST) signed on or after 1st June 2019

The following charges are payable or potentially payable by a tenant:

- Holding deposit - A maximum of one week's rent
- Security deposit - Five weeks rent, rising to six weeks rent when the annual rent is in excess of £50,000
- Rent and Utility bills - Payable as outlined in the Tenancy Agreement Unpaid rent - Interest at 3% above the Bank of England base rate, as outlined in the Tenancy Agreement.
- Lost Keys - Tenants are liable for the cost of replacing any lost keys or security device, including a change of lock or replacement of device if required.
- Amendments of Tenancy Agreement at Tenant's Request - A minimum of £50 per change which could increase depending on the level of work required to carry out the amendment.
- Early Surrender of the AST at Tenant's Request - Should a tenant need to surrender the tenancy early and the Landlord agrees to re-let the property, the liability for the payment of rent will end once a new tenant is found and takes up occupation. However, the tenant will still need to cover the Landlord's costs in surrendering the tenancy and re-letting the property.

Non AST signed on or after 1st June 2019

For any individual tenant not renting a property under an Assured Shorthold Tenancy the following charges are also payable:

- Tenancy Administration charge - £180 per tenancy
- Reference charge - £60 per tenant or guarantor
- Check-in charge - £144 per tenancy
- Renewal charge - £144 per renewal

If a tenant decides to rent a property through us in the name of a business or company the tenancy administration and reference charge will be £480 for a new tenancy and £240 for every renewal.

All prices are inclusive of VAT.

Tenant protection

Carter & Reeves is a member of Property Redress Scheme and subject to its codes of practice and redress scheme. For further information please contact us.