

Tenancy information

Permitted payments and tenant protection information. As well as paying the rent, you may also be required to make the following permitted payments. Permitted payments for properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding Deposit - One week's rent to reserve a property. This will be refundable unless: the applicant withdraws from the tenancy, fails a Right-to-Rent check, provides materially false or misleading information, or fails to sign their tenancy agreement within 15 calendar days (or other deadline as mutually agreed in writing).
- Deposit - Rent under £50,000 - Five weeks' rent - This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.
- Deposit - Annual rent of £50,000 or over - Six weeks' rent - This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.
- Late payment of rent - Interest at 3% above the Bank of England Base Rate for late payment of rent (i.e. more than 14 days overdue) from the due date until paid.
- Lost Key(s) or other Security Device(s) - Tenants will be liable for the actual cost of replacing lost keys or other security device.
- Variation of Contract - (Tenant's Request) including a request for a change of sharer - To cover the costs of taking landlord's instructions and preparation of new contract capped at £50.00 or reasonable costs if higher.
- Early Termination - (Tenant's Request) - Following the request of an early termination to the tenancy the tenant shall be liable to the landlord's/agents reasonable costs in re-letting the property (including the rent due) until the start date of the replacement tenancy.
- Johnson & Jones is a member of the Client Money Protection scheme giving you the peace of mind that comes with this government approved protection. Please see the below details:

CMP: Money Shield

Scheme Reference Number: **57782810**

- Johnson & Jones is a member of the government approved redress scheme - The Property Ombudsman Limited that provides redress in the unlikely event of a dispute being unable to be resolved. Please see the below details:

Legal Name: **Johnson and Jones Limited**

Company Number: **05610916**

Please note that lettings agents are required by law to publish on their websites Information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.