

Cauldwell Property Services is a member of the association of residential letting agents (ARLA) and covered by the Propertymark Client Money Protection Scheme. Cauldwell is also a member of a redress scheme provided by The Property Ombudsman.

Please note the charges listed below are the MAXIMUM fees that will be applied unless stated otherwise.

Fees/Charges in England from 1st June 2019

Permitted Charges in accordance with the Tenant Fee Act 2019 for an Assured Shorthold Tenancy

Holding Deposit	Maximum one week's rent
The Rent	Advance Rent
Each Guarantor	£60.00 incl. VAT
Execute Deed of Guarantee	£60.00 incl. VAT
Tenancy Deposit	5 or 6 weeks depending upon the rental amount
Late Rent	Interest charged at 3% above Bank of England base rate when rent is more than 14 days late
Early Termination (when requested by the tenant)	A charge not exceeding the financial loss experienced by the Landlord
Lost Key/Security Device	Equivalent to cost incurred
Changing Tenancy Documents (after commencement of tenancy)	£50.00 incl. VAT
Payments in respect of utilities, communication services, TV licence and council tax.	

Non Housing Act tenancy fees not affected by the Tenant Fee Act 2019

Tenancy Set Up Fee one person	£360.00 incl. VAT
Tenancy Set Up Fee two people	£420.00 incl. VAT
Tenancy Set Up Fee Company	£420.00 incl. VAT
Each Guarantor	£60.00 incl. VAT
Execute Deed of Guarantee	£60.00 incl. VAT
Renewal of Tenancy	£60.00 incl. VAT
Tenancy Deposit	Usually 1.5 month's rent subject to Landlord's agreement
Landlord's Reference	£36.00 incl. VAT
Late Payment and/or Breach of Tenancy Letter	£42.00 incl. VAT
Copy Paperwork (per item)	£6.00 incl. VAT
Arrangement of remedial work on check out (Admin Fee)	12% of the capital costs of all works carried out
Return of any overpayments	£18.00 incl. VAT
Non attendance for arranged appointment	£36.00 incl. VAT
Pet Fee	£200.00 incl. VAT

