

Tenant Fees

Please find below a list of our permitted tenant fees (as per the Tenant Fees Act 2019) relating to all Assured Shorthold Tenancies.

Holding deposit – This is payable on all rentals and reserves the property for you. This is the equivalent of one week's rent, calculated as the annual rent divided by 52. The holding deposit may be retained if:

- The landlord is prohibited from granting the tenancy under Section 22 of the Immigration Act 2014
- The tenant provides false or misleading information to the agent and the agent is reasonably entitled to take into account the difference between the information provided by the tenant and the correct information in deciding whether to grant a tenancy to the tenant, or the agent is reasonably entitled to take the tenant's action in providing false or misleading information into account in deciding whether to grant such a tenancy.
- The tenant notifies the agent *before the deadline for agreement* that the tenant has decided not to enter into a tenancy agreement.
- The tenant fails to take all reasonable steps to enter into a tenancy agreement by the agreed date

Security deposit - Five weeks' rent (or 6 weeks if the rent is greater than £50,000 per year). The deposit covers damages or breaches of the tenancy agreement for which the landlord is entitled to be compensated.

Late rent – A penalty may be charged of interest at 3% above the Bank of England Base Rate from the rent due date until date received.

Lost keys/entry fobs/remote controls/permits (if applicable) – Should a tenant lose or damage any of the above, they will be responsible for the full cost of replacement. If the loss or damage results in locks needing to be changed, the tenant will be responsible for the full cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other keyholders.

Early surrender of tenancy (at tenant's request)- Should the tenant wish to end the tenancy prior to the end of the fixed term, they will be liable for a reasonable proportion of the cost to the landlord of re-letting the property. This will be based on the time remaining of the fixed term. Tenants will also be liable for all rent and utility bills on the property until the replacement tenant has taken possession of the property.



Variation of contract (at tenant's request)- £50 including VAT per agreed variation.

Change of occupier/tenant (at tenant's request) - £50 including VAT per replacement tenant, or any reasonable costs incurred, if these are greater than £50 including VAT. The tenant will also be liable to refund the landlord, should the variation cause the landlord to incur additional costs.

Tenants will also be responsible for paying for the following (if connected to the property):

- Utilities - gas, electricity, water
- Media - telephone, broadband, television packages (satellite/cable) and television licence
- Council Tax

Kent Gateway Lettings Ltd is a member of the Money Shield Client Money Protection Scheme.

We are also members of the Property Ombudsman redress scheme, membership number L000150.