

## **BEFORE YOU MOVE IN**

- **Security Deposit** – an amount equivalent to one month's rent plus £100 is charged. This covers damages or defaults on the part of the tenant during the tenancy.
- **Holding Deposit** – approximately one weeks' rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## **DURING YOUR TENANCY**

- **Unpaid Rent** – Interest of 3% above the bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears
- **Lost Key(s) or other Security Device(s)** - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
- **Change of Sharer** (Tenant's Request) - £75 (inc VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
- **Variation of Contract** (Tenant's Request) - £75 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

## **TERMINATING YOUR TENANCY EARLY (SUBJECT TO CONSENT BEING PROVIDED BY YOUR LANDLORD)**

- Should the Tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property (typically one month's rent + VAT) as well as all the rent and bills due under the tenancy until the start date of the replacement tenancy. These cost however are unlikely to more than the outstanding rent.