

## RESIDENTIAL LETTING FEES – TENANTS

### **Holding Deposit:**

One week's rent, 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 the tenancy agreement within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

### **Security Deposit:**

One months' rent.

This is to be held by the Deposit Protection Scheme and may be used to cover damage or defaults by the tenant in connection with the tenancy.

### **Lost Key(s) or other Security Device(s):**

Tenants are liable for 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 cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other person(s) requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per house (inc. V.A.T.) for time taken replacing the lost key(s) or other security device(s).

### **Variation of Contract (Tenant's Request):**

£50 (in. V.A.T.) per agreed variation.

This is to cover the costs associated with taking landlord's instructions as well as the preparation and execution of new documents.

### **Early Termination (Tenant's Request):**

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.