

Schedule of Fees

These are the fees which we are entitled to charge you under the Tenant Fees Act 2019 and applies to all assured shorthold tenancies signed after 1 June 2019. *Note that this does not affect our right to claim compensation for breach of contract.*

<p>Holding deposit (per tenancy)</p>	<p>One week's rent This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.</p> <p>At the end of the 15-day period (or such longer period as we may agree) the deposit will be refunded to you or be offset against your rent or deposit as agreed unless any of the proposed tenants or guarantors:</p> <ul style="list-style-type: none"> - Withdraw from the tenancy - Fail a Right-to-Rent check - Provide significant false or misleading information, or - Fail to sign any of the required documentation (including the tenancy agreement and guarantee)
<p>Allowable tenancy deposit per tenancy</p>	<ul style="list-style-type: none"> - Where the rent is less than £50,000 pa – Five weeks rent - Where the rent is £50,000 pa or more – Six weeks rent
<p>Unpaid rent</p>	<p>If rent is unpaid for more than 14 days, interest will be payable at 3% pa above the Bank of England base rate, until the rent is paid.</p>
<p>Lost keys or security devices</p>	<p>You will be liable for the actual cost of replacing any keys or other security devices, or, if the locks need to be changed you will be responsible for the actual locksmith's costs together with the costs of the new lock and replacement keys. 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).</p>
<p>Tenancy variation</p>	<p>If you request any variation to the terms of the tenancy agreement after it has been signed, that we agree to, we are entitled to make a charge of £50 (inc. VAT) per agreed variation.</p>
<p>Change of tenant</p>	<p>If you request leave to change the named tenants in your tenancy agreement then, if we agree to this, we shall be entitled to charge a fee of £50 (inc. of VAT) or our reasonable expenses incurred in doing this if these are higher than £50.</p> <p>Reasonable expenses would include the cost of taking the landlord's instructions, referencing the new tenant, carrying out a Right to Rent check, dealing with deposit registration, creating a new inventory and the preparation and signature of new legal documents.</p>
<p>Ending a tenancy early</p>	<p>If you want to end your tenancy before the end of the fixed term, then you will be responsible for the landlord's reasonable costs of re-letting the property as well as all rent due under the tenancy until the start of any new replacement tenancy. However, our costs and rent combined cannot be more than the total amount of remaining rent due under the tenancy.</p>

We are in a redress scheme operated by The Property Ombudsman and Client Money is protected in a scheme operated by CMP