



## TENANT FEES SCHEDULE

New Assured short hold tenancies (ASTs) signed on or after 1<sup>st</sup> June 2019

Security Deposit (per tenancy. Rent under £50,000 per annum)

### **One Months Rent**

This covers damages or defaults on the part of the tenant during the tenancy. This payment will initially encompass the holding deposit until the reservation is complete.

Holding Deposit (per tenancy)

**One Weeks Rent.** This is to reserve a property. Please note; This will be taken within the security deposit. One weeks rent 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)

Unpaid Rent

Interest at 5% above the Bank of England base rate from rent due date until paid date in order to pursue non payment. Please note; This will not be levied until the rent is more than 14 days in arrears.

Lost Key (s) or other security devices

Tenants are liable to the actual cost of replacing any lost key (s). if the loss results in a locks needing to be changed, the actual cost of the 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 for the time taken replacing lost key (s) or other security devices.

Variation of Contract

**£50 per agreed variation.** To cover the costs associated with taking the landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants request)

**£50 per replacement tenant or any reasonable costs if higher.**

To cover costs associated with taking the landlords instructions, new tenant referencing and Right-to-rent checks, deposit registration as well as preparation and execution of new legal documents.

### Early Termination (Tenants Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re letting the property as well as all rent due under the tenancy until the start date of the replacement 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.

### Change of Sharer (Tenants Requests)

If there are any changes to the individuals within the tenancy Agreement, there is a fee to facilitate the changes of tenant, which amounts to £495.00. This fee maybe split between ingoing and outgoing tenants strictly by agreement with the landlord/or Agent and this arrangement is subject to any legislative changes relating to Tenants 'fees. The outgoing tenant is also liable for **all** rent due under the tenancy until the start date of this replacement tenancy.

### Tenancy Agreement Renewal

If at the end of the fixed period the tenants wish to renew their agreement and remain at the property for a further 6 or 12 month period there will be a renewal fee of £120.00 chargeable to the tenant. Once this has been paid by all tenants a new tenancy agreement will be drawn up and signed by all parties. Renewal will be strictly at the landlords or their agents discretion.

### If there is any additional administration

- Rent chasing letters or telephone reminders - £15.00
- Administering and dealing with bounced cheques, standing orders or any form of agreed bank payments - £30.00
- Processing late rent payments £15.00
- Administration cost for returning overpaid rent due to standing orders not being cancelled £25.00
- In the event that Honor Properties LTD have to instruct a credit agency as debt collectors, the tenants will be charged £150
- To pay the landlord or their agent £200 if any court action is taken by the landlord due to breach of this tenancy agreement.

*Please ask us if you have any questions about our fees*

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