

TENANT FEES SCHEDULE



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EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share): £420.00 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £120.00 (inc. VAT) per tenant. As Set-up Fees above for additional tenants

Guarantor Fees: £120.00 (inc. VAT) per guarantor. Covering credit referencing.

Pet Deposit: Should the tenant be granted permission to keep a pet at the property there will be an increased deposit taken to the value of £600.00p (inc. VAT) more than the usual deposit figure. In addition the property will be subject to the necessary treatment to protect against potential future pet related problems, which may not be identifiable from a visual inspection e.g. flea treatment. All treatments to be carried out by Crystalkil. Prices are subject to change; however a free quote function is available through their website <http://crystalkil.co.uk/>

DURING YOUR TENANCY

Renewal Fees (Tenant's Share): £132.00 (inc. VAT) per tenancy. Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Out of Hours Attendance: £90.00p (inc. VAT) if an employee of the Agent is required to attend the property outside of office hours e.g. lost keys / locked out, These charges are per hour, plus any other costs incurred e.g. materials, locksmith charges.

Breach of Tenancy: £24.00p (inc. VAT) being the reasonable cost for each letter the Agent, acting reasonably, has to send to the Tenant concerning a breach of the tenancy agreement or a condition of licence.

Returned, Refused or Rejected Rent Payments: £24.00p (inc. VAT) any payment presented to the Agent's bank account, but returned, refused or re-presented by the bank for any reason.

Overdue Rental Payments: Overdue rental payments will be subject to interest at the rate of 6% per annum calculated from the date the payment was due up until the date payment is received.

Please ask a member of staff if you have any questions about our fees.

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www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.tpos.co.uk



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NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)	One week's 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).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 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).
Early Termination or Variation of Contract	Should the tenant wish to end the contract early, or vary the contract in any way, it will firstly be subject to the landlords approval, and the tenant shall be liable to the landlord's costs including re-letting the property, putting in place a new legally binding contract, as well as all rent due under the existing tenancy until the start date of any replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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