

***Tenant Information Guide to Charges allowed in accordance with the
Tenant Fees Act 2019 for Assured Shorthold Tenancies***

There are no administration fees payable by the Tenant but there are permitted payments allowed in accordance with the Act:-

1. A holding deposit of up to 1 week's rent which reserves the property whilst reference checks and paperwork are prepared. It is agreed that this may be retained by the Agent/Landlord in the event that:
 - The Tenant provides false or misleading information to the Landlord/Agent which the Landlord is reasonably entitled to consider in deciding whether to grant the Tenancy because this materially affects their suitability to rent the property;
 - The Tenant withdraws from the agreement;
 - The Tenant fails to take all reasonable steps to enter into a Tenancy Agreement within 14 days of paying the holding deposit.

Please note that acceptance of a reservation fee does not constitute a formal contract between the Landlord/Agent and the Tenant and all tenancies are subject to contract and receipt of satisfactory references.

2. A tenancy deposit of 5 weeks (for annual rent of £50,000 or less) and 6 weeks for more than £50,000 per annum.
3. Interest at a rate of 3% above the Bank of England's base rate, for late payment of rent (which is more than 14 days overdue).
4. Payments to service providers in respect of utilities, communication services, TV licence and council tax.
5. Payment associated with the replacement of a lost key or security device equivalent to the cost incurred.
6. Payments associated with early termination of the tenancy when requested by the Tenant. Such costs will not exceed the financial loss experienced by the Landlord.
7. A payment of up to £50 including VAT to alter the tenancy agreement when requested by the Tenant and agreed to by the Landlord.
8. Other payments permitted under appropriate legislation, including damages.

Rents over £100,000 per annum (Non Assured Shorthold Tenancies)

Agreement fee	£300 including VAT
Reference fee	£48 including VAT
Deposit lodgement fee	£36 including VAT
Right to Rent Check	£36 including VAT
Pet Disclaimer Charge: Additional 2/4 weeks deposit	
Inventory Check in /Check out – Payable to a third party. Cost depends on size of property and whether it is furnished or unfurnished	