

# Tenant Fee Guide



As per the new Tenant Act 2019 please see below the new fee guide applicable from 01<sup>st</sup> June 2019

| Before Tenancy Set-up   | Fees   |
|---|--|
| <b>Holding Deposit</b> a holding deposit is payable to secure the property and show genuine interest to rent the property. This fee is fully refunded within 7 days if the tenancy does not take place. Once the Tenancy takes place the holding deposit will be settled towards to the outstanding advance rent and deposit. | Equivalent to 1 Week rent of the property (No vat)   |
| <b>Advance rent</b> is required to be paid in clear funds before the signing of the tenancy   | Equivalent to 1 Months rent of the property (No vat) |
| <b>Deposit</b> is required to be paid in clear funds before the signing of the tenancy. Deposit will be refunded subject to any dilapidations. Please refer to the Tenant guide to refer to the wear and tear.  | Equivalent to 5 Week rent of the property (No vat)   |

| During the Tenancy  | Fees   |
|---|--|
| <b>Contract Amendments</b> fee will be applicable for any changes that need to be made to the contract as request by the tenant subject to the landlord approval. | £50.00 (No vat)  |
| <b>Early Termination</b> fee will be applicable in the event of the tenant terminating the tenancy before the expiry of the contract.                             | Only with the Landlord's or his agent's prior consent and subject to certain conditions that may include paying the Landlord's reasonable costs associated with re-letting the premises and paying the Rent until a new tenant moves in, the Tenant may be allowed to surrender or give up this tenancy before it could otherwise lawfully be ended. |

LET SELL  
PROPERTY

# Tenant Fee Guide



Please note the above-mentioned fees don't apply to the tenancy that is signed before the 1<sup>st</sup> June 2019. Below is the fee guide for tenancy signed before 1<sup>st</sup> June 2019

| Description  | Fees   |
|--|--|
| <b>Advance rent</b> is required to be paid in clear funds before the signing of the tenancy  | Equivalent to 1 Months rent of the property (No vat)   |
| <b>Deposit</b> is required to be paid in clear funds before the signing of the tenancy. Deposit will be refunded subject to any dilapidations. Please refer to the Tenant guide to refer to the wear and tear. | Equivalent to 5 Week rent of the property (No vat)   |
| <b>Reference request after tenancy</b> is payable if the tenant wants a reference request at the end of tenancy  | £50.00 (No vat)  |
| <b>Lost Key</b> £30.00   | £30.00(No vat)   |
| <b>Rent Collection</b> fee is payable for cash rent that needs to be collected   | £20.00 (No vat)  |
| <b>Deposit</b> is required to be paid in clear funds before the signing of the tenancy. Deposit will be refunded subject to any dilapidations. Please refer to the Tenant guide to refer to the wear and tear. | Equivalent to 5 Week rent of the property (No vat)   |
| <b>Contract Amendments</b> fee will be applicable for any changes that need to be made to the contract as request by the tenant subject to the landlord approval   | £75.00(No vat)   |
| <b>Annual Tenancy Renewal fee</b>  | £250.00 (No vat)   |
| <b>Inventory fee:</b> Tenant's contribution towards this is £90 (NO VAT) for 1 or 2 or 3 bedroom property and £150 (NO VAT) for properties with 4 bedrooms or more.  | £90 (NO VAT) for 1 or 2 or 3 bedroom property and £150 (NO VAT) for properties with 4 bedrooms or more.                                |
| <b>Check out Fee:</b> Tenant's contribution towards this is £60 (NO VAT)   | £60 (NO VAT)   |
| <b>Locked out of property:</b> if the tenant is locked out of the property a fee to give access will be charged  | If the tenant is Locked out of property between 9:00 to 6:00 a charge £50.00 (No vat) to give access<br>After 6:00 pm £100.00 (No Vat) |

