



## Tenant Fees

Below is a list of our current permitted payments, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

**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, unsatisfactory credit check(s) or reference(s) 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) Five weeks' rent.** In addition to the first month's rent we require a security deposit which is usually the equivalent of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

This deposit will usually be held by E & C Estates Ltd in a client account for properties we manage and, by the Landlord, for LET Only properties and will be registered with a Government approved Deposit protection scheme for the duration of 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.

**Variation of Contract (Tenant's Request) £50 per agreed variation.** To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request) £50 per replacement tenant or any reasonable costs incurred if higher.** To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal document.

**Early Termination (Tenant's Request).** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the 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.

### **Rent Payments**

Please note that an administration charge of £25.00 will be payable if notice has to be sent to you regarding any late rental payments.

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