

**TENANTS FEE NOTICE**

**NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED**

**ON OR AFTER 1 JUNE 2019**

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| **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)) withdraws 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 Week’s rent.** This covers damages or defaults on the part of the tenancy during the tenancy. (There may be an option to take out a Deposit Replacement Insurance policy, which would amount to 35% of a months’ rent. ***For example, where the rent is £1,000.00 there would be a one-off fee of £350.00, instead of paying a five week’s deposit*.)** |
| **Security Deposit**  **(per tenancy. Rent of £50,000 or over per year)** | **Six Week’s rent.**  This covers damages or defaults on the part of the tenancy during the tenancy.  (There may be an option to take out a Deposit Replacement Insurance policy, which would amount to 35% of a months’ rent. ***For example, where the rent is £4,200.00 there would be a one-off fee of £1,470.00, instead of paying a six week’s deposit*.)** |
| **Unpaid or Late Payment of Rent** | Interest at 3% above Bank of England base rate per day, from Rent Due Date until paid in order to pursue non – payment of rent. Please Note: This will not be applied until rent is more than 14 days overdue. |
| **Lost key(s) or other Security Device(s)** | Tenants are liable to pay 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 and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hours (inc vat.) for the time taken replacing lost keys(s) or other security device(s). |
| **Variation of Contract (Tenant,s Request)** | **£50.00 (inc. VAT) 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)** | **£50.00 (inc. VAT) 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 documents. |
| **Early Termination (Tenant’s Request)** | Should the tenant wish to leave their contract early, they shall be liable to the landlords' cost of reletting the property as well as any rent and utilities due under the until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. |
| **The Rent** | The rent as detailed on the property listing. |
| **Utilities** | The tenant will be responsible for paying for utilities, communication services, TV Licence and Council Tax. |

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

**Redress Scheme:**

**Grey & Company (Wembley) Limited is a member of The Property Ombudsman;** [**www.tpos.co.uk**](http://www.tpos.co.uk)





**Client Money Protection:**

**Grey & Company (Wembley) Limited is a member of a Propertymark’s Client Money Protection Scheme.**

