



Under the terms of the Tenant Fee Act (1st June 2019) if you enter into an ASSURED SHORTHOLD TENANCY, payments which may apply will be as follows:

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Reservation Fee:

Maximum one weeks rent.

First Months' Rent: In advance

Tenancy Deposits: 5 or 6 weeks rent, dependent upon the rental amount OR a Deposit Replacement Insurance Product at a cost equal to 1 week's rent where offered by the Landlord.

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Early Termination when requested by tenant:

A charge not exceeding the financial loss experience by the landlord.

Default charge for late payment of rent:

Limited to interest charged at 3% above the Bank of England base rate, when rent is more than 14 days late.

Changing the tenancy documents after the commencement of the tenancy:

£41.67 excl. VAT / £50.00 incl. VAT. Utilities, communication services, cable / satellite TV, TV licence and council tax.

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Please note if you signed a tenancy agreement prior to 22nd May 2019 the following fees remain:

Reservation Fee: £500.00

Administration Fee: £125.00 excl. VAT / £150.00 incl. VAT

Reference Fee: £41.67 excl. VAT / £50.00 incl. VAT

Guarantor Referencing: £41.67 excl. VAT / £50.00 incl. VAT

Check Out Fee: Dependant on property size

Renewal Administration: £83.33 excl. VAT / £100.00 incl. VAT

Change of Sharer (During a fixed term): £250.00 excl. VAT / £300.00 incl. VAT

Change of Sharer (At Renewal of fixed term): £166.67 excl. VAT / £200.00 incl. VAT

Early Termination – Deed of Surrender: £125.00 excl. VAT / £150.00 excl. VAT

Late Payment of Rent: Interest charged at 3% above the Bank of England base rate

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A Non-Housing Act Tenancy is formed when one of the following criteria is in place:

- The annual rent exceeds £100,000
- The property is not used as a main or primary home
- The property is occupied by entity (Company let) rather than an individual
- There is a Resident Landlord

Under the terms of the Tenant Fee Act if you enter into a NON-HOUSING ACT TENANCY, payments which may apply will be as follows:

Reservation Fee: £500.00

Administration Fee: £125.00 excl. VAT / £150.00 incl. VAT

Full Referencing: £41.67 excl. VAT / £50.00 incl. VAT

Guarantor Referencing: £41.67 excl. VAT / £50.00 incl. VAT

Check Out Fee: Dependant on property size

Renewal Administration: £83.33 excl. VAT / £100.00 incl. VAT

Change of Sharer (During a fixed term): £250.00 excl. VAT / £300.00 incl. VAT

Change of Sharer (At Renewal of fixed term): £166.67 excl. VAT / £200.00 incl. VAT

Early Termination – Deed of Surrender: £125.00 excl. VAT / £150.00 excl. VAT

Late Payment of Rent: Interest charged at 3% above the Bank of England base rate

FOR FURTHER INFO CONTACT US

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