

# FEES TO TENANTS ...

## ASSURED SHORTHOLD TENANCIES

### BEFORE YOU MOVE IN ...

**Holding Deposit - Equivalent to 1 weeks rental per tenancy.** Once we are in receipt of your holding deposit should you then decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019.

### Security Deposit - Equivalent to:

- 5 weeks rental per tenancy where the rental agreed is up to £50,000.00 per year.
  - 6 weeks rental per tenancy where the rental agreed is £50,000.00 per year or over.
- To be protected in one of the government-backed tenancy deposit schemes and may be returned at the end of the tenancy.

### DURING YOUR TENANCY ...

**Lost Key(s), Fob(s) or other Security Device Charge** - You will be liable for the cost of replacing any key(s), fob(s) or other security device where they may have been lost, and will be liable for the cost of replacement lock(s) and replacement set of keys/fobs/ security devices for all persons required (where this may be deemed necessary).

**Variation of Contract Fee - £50.00 (inc VAT)** - Should a Tenant request a variation or assignment of a tenancy, or a replacement or an addition of a Tenant/Occupier, at any

point during the tenancy, the Tenant will be liable for the Variation of Contract Fee for the preparation of any documents in relation to each and every variation of tenancy agreement. Any variation to the tenancy agreement is strictly subject to the Landlords written consent.

**Early Termination Cost** - If the Tenant agrees with the Landlord to terminate (surrender) the tenancy before the Tenant is legally permitted to do so under the terms of this Agreement, the Tenant will be responsible for indemnifying the Landlord and the Agent for any losses and reasonable costs incurred as a result of the early termination and in the re-letting of the Premises. Any early termination of the tenancy is strictly subject to the Landlords written consent.

### OTHER FEES AND CHARGES ...

**Unpaid Rent** - Interest at 3% above Bank of England Base Rate on any rent or other money payable under the Tenancy Agreement remaining unpaid for more than 14 days after the day on which it became due.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF THE LETTINGS TEAM



PROVIDES INDEPENDENT REDRESS



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# FEES TO TENANTS ...

## NON-HOUSING ACT TENANCIES (COMMON LAW AND COMPANY TENANCIES)

### BEFORE YOU MOVE IN ...

**Holding Deposit - Equivalent to 2 weeks rental per tenancy.** This holding deposit is deductible from the first months rental should the tenancy proceed. *(Please note that should the tenant withdraw their application to rent the property at any time, through no fault of the landlord, or the tenant or guarantor fails the referencing process, or fails to provide the required information in accordance with the referencing criteria provided, or it is established that the tenant or any of their dependents do not have the right to rent in the UK, the tenant will be required to compensate the landlord and Goldschmidt & Howland by paying up to the full amount of the Holding Deposit for the reasonable costs incurred in preparing the property for the tenancy or complying with any of the special conditions as requested by the tenant. If the property is withdrawn from the market the tenant will also be required to compensate the landlord for an amount equal to the rent for the period that the property is withdrawn from the market.)*

**Reference Fee - £48.00 (inc VAT) per tenant or guarantor.** Referencing checks include financial credit check, current employer & previous landlord check, and any other information to assess affordability.

**Tenancy Agreement Fee - £250.00 (inc VAT) per tenancy.** Preparation and drawing up of the Tenancy Agreement. *(Please note that both the Tenancy Agreement Fee and Reference Fee are non-refundable should the tenancy be aborted through no fault of the landlord, this may include (but not limited to) the tenants decision to withdraw from the tenancy prior to the signing of the tenancy agreement, if the tenant or guarantor fails the referencing process or it is established that the tenant or any of their dependents do not have the right to rent in the UK.)*

**Security Deposit - Equivalent to 6 weeks rental per tenancy.** This may be returned at the end of the tenancy.

**Pet Deposit -** If it is agreed that a pet will be kept at the property during the tenancy, an additional 2 weeks rental will be required to cover the added risk of property damage. This may be returned at the end of the tenancy.

### DURING YOUR TENANCY ...

**Amendment / change of Tenant fee - £500.00 (inc VAT) per amendment / change of tenant.** Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

Please note that each new tenant will be subject to our referencing procedure and be liable for the Reference Fee of £48.00 (inc VAT) per tenant or guarantor:

**Renewal Fee (tenant's share) - £144.00 (inc VAT) per tenancy.** Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

### ENDING YOUR TENANCY ...

**Check-Out Fee per tenancy -** For an inventory company to attend the property to undertake an updated Schedule of Condition based on the original inventory. Please note that this cost is dependent on the size of the property, furnishings and available inventory company, please see below the range of check-out costs for your information (all prices are inclusive of VAT):

STUDIO - 5+ BED

£132 - £288 (inc VAT)

Unless funds for the payment of the check-out are received in advance, this cost will be deducted from the Security Deposit at the end of the tenancy, on receipt of the invoice.

**Early Termination Fee -** Should you agree with the landlord to terminate your tenancy before you are permitted to do so under the terms of your tenancy agreement, you will be responsible for the repayment of the pro-rata letting or renewal fee paid in advance by the landlord for the period of the tenancy agreed up until it could lawfully be ended by the tenant, plus any additional reasonable costs incurred by the landlord in the re-letting of the property. Any early termination of the tenancy is strictly subject to the landlords written consent.

### OTHER FEES AND CHARGES ...

**Unpaid Rent / Returned Payments -** Interest at 4% above Bank of England Base Rate from date due.

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