



Tenant Fees June 2019

BEFORE THE TENANCY STARTS:

Holding Deposit

1 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, 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:

5 Weeks Rent per Tenancy. (Rent under £50,000 per year)

To cover damages or dilapidations on the part of the Tenant during the tenancy.

DURING THE TENANCY:

Variation of Tenancy (Tenants Request)

Payment of £50 inc VAT per agreed variation to cover costs of new agreement and change documents

Change of Tenant/sharer (Tenants request)

Payment of £50 inc VAT per replacement tenant to cover costs of tenants checks, deposit registration and preparation of new legal documents

Unpaid Rent

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate on rents 14 days or over.

Loss of keys or other Security details

Tenants are liable for actual costs of replacing 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. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenants Request)

In the event of Tenant wishing to leave Tenancy early they will be liable for the Landlord's cost in re-letting the property and all rent due under the Tenancy until the start date of the replacement Tenancy. The costs will be no more than the maximum amount of rent outstanding on the tenancy.

DURING THE TENANCY: (PAYABLE TO THE PROVIDER)

Utilities - gas, electricity, water

Communications - telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages.

CS Properties Lettings Ltd is a member of Safeagent which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

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

