**Tenants Fees**

**Holding Deposit** One weeks rent, once all references have been obtained and the tenant had been agreed. This will be withheld if any person referenced withdraws from taking the tenancy.

**Security Deposit** Maximum of 5 weeks rent. This covers damages or defaults on the part of the tenant during 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. This will not be levied until the rent is more than 14 days in arrears

**Lost key(s) or other** Tenants are liable for the actual cost of replacing any

**Security device(s)** 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 chare of £15.00 per house for the time taken replacing lost key(s) or other security device(s)

**Variation of the contract** £50.00 per agreed variation. To cover the costs

**Tenants request** associated with taking landlord’s instructions as well

**Including change of sharer** as well as the preparation and execution of new legal documents.

**Early termination** Should the tenant wish to leave their contract early,

**Tenants request** 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 the rent outstanding on the tenancy.