

## Tenant Fees & Charges

### Deposit

Deposit for a long let tenancy	Equivalent to five weeks' rent
Deposit for a short let tenancy	£700 or equivalent to one weeks' rent (whichever is greater)

### Other Fees

Contract variation, novation, amendment or change of occupant at the tenant's request within an existing tenancy	£50
Default fee of interest on late rent if rent is more than 14 days overdue	3% above Bank of England base rate
Default fee for lost keys or other respective security devices	Actual cost of replacement

If a Tenant wishes to terminate a Tenancy before the end of the fixed term or notice period contained in the Tenancy, they will be liable to pay the rent as required under the Tenancy until the end of the fixed term or notice period or until a suitable replacement tenant is found. The Tenant will also be liable for any losses incurred by the Landlord which may include costs for referencing, check in / out, deposit registration, tenancy agreement, marketing and advertising.

In the event that the Landlord incurs costs due to the Tenant's breach of contract or failure to fulfil the obligations contained in the contract, the Tenant will be liable for these costs.

### Fees for Non-Assured Shorthold Tenancies / Non-Licences

Tenant fee	£250 per person
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This is fixed-cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to conducting viewings, negotiating the tenancy, verifying references, undertaking Right to Rent checks (if applicable) and drawing up contracts. It is charged on a per individual basis – not per tenancy. The charge will not exceed £250 no VAT per individual and will only be applied to the first four individuals entering into the tenancy where there are more than four individuals taking occupation of the property. The charge will not exceed this sum unless you request or cause one of the specific additional services or fees set out elsewhere in this document.