

# Our Service for Tenants

## Tenant Fees

<p><b>Before the referencing process can begin.</b> Paid by you to reserve the Property. This will only be retained by us 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.</p>	<p><b>1 Weeks rent</b></p>
<p><b>Guarantor Fee.</b> We are unable to accept guarantors. Applicants must pass for the property on their own merit.</p>	<p><b>Unfortunately guarantors are no longer acceptable.</b></p>
<p><b>Amendment fee.</b> This charge will cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. This also covers costs in 'change of sharer' situations and covers the landlords costs in securing a new sharing and associated legal requirements in processing that new sharers application.</p>	<p><b>£50 inc VAT per change</b></p>
<p><b>Replacement keys or security devices.</b> Tenants are liable to the actual cost of replacing any 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</p>	<p><b>Cost of keys or devices plus £12 inc VAT</b></p>
<p><b>Payments during your tenancy where applicable.</b> Utilities - gas, electricity, water and council tax Communications - telephone and broadband Installation of cable or satellite and associated subscriptions Television license</p>	
<p><b>Early release fee.</b> Should you wish to leave the property before the end of your tenancy agreement, and should the landlord agree to this, then you will be liable to cover the landlord's costs of re-letting the property as well as any rent due under the terms of your tenancy agreement up until the point the</p>	<p><b>Payment of any unpaid rent and reasonable costs.</b></p>
<p><b>Late payment of rent.</b> Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears.</p>	
<p><b>Other permitted payments.</b> Any other permitted payments, not included above under relevant legislation including contractual damages.</p>	