

Tenancy Information

Summary of Tenant Charges

All our charges are set out below and split into two categories. There are the charges for Assured Shorthold Tenancies and charges for Non Housing Act Tenancies. All charges are inclusive of VAT at the prevailing rate and in line with current legislation.

Assured Shorthold Tenancy (AST)

- A Holding Deposit equivalent to one weeks rent which will be deducted from the pre move in invoice.
- Full Deposit (the equivalent of 5 weeks rent if the rent is less than £50,000 per annum or 6 weeks rent if the rent exceeds £50,000.00 per annum).
- Rent in advance. This is usually monthly, quarterly, six monthly or annually and is subject to negotiation. The Rent is 'Pure Rent' and does not include any services or utilities unless stated otherwise.

Additional Charges during the Tenancy if applicable:

- Utilities, council tax, television license, installation of cable / satellite, subscription to cable / satellite, Insurance, garden maintenance.
- The cost of for replacing any lost, damaged or broken keys, fobs, security devices or associated items.
- £50 for a Deed of Assignment for a change of Tenant or Sharer.
- £50 for a Deed of Variation for a change in the terms of the Tenancy
- £50 for a Deed of Surrender if the Tenancy ends early, subject to the Landlord's consent, plus additional landlord costs, fees and charges incurred for allowing the early termination, including the agent's fees.
- Interest charged at 3% above the Bank of England base rate per annum, calculated daily, for any late, unpaid or returned rent payments.

Non Housing Act Tenancy (NHA)

All Tenancy Agreement, Renewal Memorandum and Deed costs represent a share of the cost which is shared with the Landlord.

- A Holding Deposit equivalent to one or two weeks rent which will be deducted from the pre move in invoice.
- Full Deposit usually of six weeks or more depending on circumstance,
- Rent in advance. This is usually monthly, quarterly, six monthly or annually and is subject to negotiation. The Rent is 'Pure Rent' and does not include any services or utilities unless stated otherwise.
- £300 Tenancy Agreement Fee
- £50 Individual Reference / credit Checks for Tenant or Guarantor.
- £120 Company reference checks
- Stamp Duty Land Tax if the rent exceeds £120,000.
- Bank charges for overseas accounts.

Additional charges during the Tenancy if applicable:

- Utilities, council tax, television license, installation of cable / satellite, subscription to cable / satellite, Insurance, garden maintenance.
- The cost of for replacing any lost, damaged or broken keys, fobs, security devices or associated items.
- £150 for a Deed of Assignment for a change of Tenant or Sharer in addition to any referencing costs.
- £150 for a Deed of Variation for a change in the terms of the Tenancy
- £150 for a Deed of Surrender if the Tenancy ends early, subject to the Landlord's consent, plus additional Landlord costs, fees and charges incurred for allowing the early termination, including the agent's fees.
- Interest charged at 3% above the Bank of England base rate per annum, calculated daily, for any late, unpaid or returned rent payments.
- £150 Renewal Memorandum or Deed
- £300 Renewal Tenancy Agreement
- £120 - £400 Inventory check in and/ or check out fee depending on the size of the property and the terms of the Tenancy Agreement.