

TENANT FEES

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

HOLDING DEPOSIT (Per Tenancy)

One week's rent. This is to reserve a property.

We will close the property you are interested in to further applications while your reference checks are completed, and your tenancy agreement is prepared. If your reference checks are successful and you sign your tenancy agreement within the default 15 days, or other agreed deadline, we will reduce the amount due for the first payment by the amount paid for the holding deposit.

We will return your holding deposit in full within 7 days of:

- Us choosing to not enter into a tenancy agreement with you.
- Us failing to sign the tenancy agreement within 15 days or other deadline, as mutually agreed.

We will return your holding deposit, less £25 (incl. VAT) administration fee:

- if you, your guarantor, or other relevant person chooses to not enter into a tenancy agreement within three working days.

We will not return your holding deposit if:

- You, your guarantor, or other relevant person chooses to not enter into a tenancy agreement with us after three working days.
- You fail the Right to Rent checks, or you or your guarantor fail referencing checks.
- You or your guarantor provide significant false or misleading information.
- If you fail to sign the tenancy agreement within 15 days or other deadline, as mutually agreed.

Payment of a Holding Deposit does not guarantee that you will be offered a tenancy.

SECURITY DEPOSIT (Per Tenancy. Rent Under £50,000 Per Year)

Five weeks' rent prior to commencement if a tenancy. This deposit will be protected with the DPS throughout the duration of a tenancy and will be claimed against in the event of 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 to pursue non-payment of rent. This fee won't be charged until the rent is overdue by more than 14 days.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

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

VARIATION OF CONTRACT (Tenant's Request)

£50 (incl. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (Tenant's Request)

£50 (Incl. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (Tenant's Request)

Should the tenant wish to leave their contract early, 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 rent outstanding on the tenancy.

TENANT RESPONSIBILITY FOR UTILITY CARDS (Single Let's Tenants)

The tenant must provide the agent (New mills Properties Ltd) with a Gas top-up/smart card & electric top-up/smart card, there also must be the emergency credit of at least £5 on the meter when you leave the property. If any of the above has not been complied with, there will be a charge of £15 per hour (incl. VAT) for the time taken to replace the Gas top-up/smart card & electric top-up/smart card.

Feel free to inquire with a staff member if you have any questions about our fees.