

We are obliged to set out details of all fees to Tenants.

We will tell you about all fees and charges before you pay any application fees.

Before You Move In • A Refundable Holding Deposit equivalent to one week's rent This is paid at the point of application in order to reserve the property and will be equivalent to one week's rent (rounded down to the nearest pound). The Holding Deposit will become non-refundable if:-

- You withdraw your application for the property after the references have been applied for
- You fail the Right To Rent Check that the Landlord is required to do under the Immigration Act 2014
- You provide a false or misleading statement that causes your references to fail.
- You unreasonably delay in responding to any reasonable request made by our firm during the agreed extended period on your signed 'Your Holding Deposit Explained' letter.

• **Tenancy Breach Fees**

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request. These Default Fees are as follows:

- **Lost Keys or Fobs** In a situation where a Tenant loses their keys, fobs or security devices for the property, the Tenant will be charged for the cost of a replacement key, fob or security device.
- **Tenancy Breach Fees**

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• **Changes To Tenancy**

A charge of £50 inclusive of VAT will be made for a change to a tenancy. A change to a tenancy is any reasonable request that a Tenant makes to alter a tenancy agreement, after the tenancy agreement has become binding.

Examples of commonly requested changes are:

- To be able to keep a pet at the property
- To change one of the Tenants on a joint tenancy

A charge can be made for any other amendment which alters the Tenant's obligations in the tenancy agreement.

Once we have received your application form, we will carry out some initial reference checks including a credit check and discuss your application with the Landlord. If the initial checks are satisfactory, we will then complete a full reference check. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under the tenancy.

• **Deposit Equivalent to five weeks' rent** You will be required to pay a deposit of an amount equivalent to five weeks' rent (rounded down to the nearest pound).

• **Pets Please Note:** If you have a pet and the Landlord has agreed to allow you to rent the property with a pet, the monthly rent will be 5% higher so for example a rent of £500 per calendar month would be £525 per calendar month if the Landlord has agreed for you to keep a pet at the property.

• **Non-Payment Of Rent**

If you do not pay your rent on time, once the payment becomes 14 calendar days late, you will be charged 3% above the Bank Of England base rate from the first day that the arrears occurred and for each day that the payment is outstanding.