



Tenant fees:

Change of Sharer (at tenant's request)	£50 inc. VAT (41.67 + VAT) per person
Unpaid rent	3% inc. VAT above the Bank of England's Base Rate for each day the payment remains outstanding, and only after 14 days.
Refundable security deposit	<b>Four weeks rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
Lost keys or other security devices	Tenants are liable for 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 key for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour inc. VAT (£15 + VAT) for the time taken replacing lost key(s) or other security device(s).
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable for 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
Holding Deposit (per tenancy)	<b>One week's rent.</b> This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor (s) withdraws from a tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/ or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

We are a member of the Property Redress Scheme - The Property Ombudsman  
 We are a member of the Client Money Protection Scheme - Client Money Protect