

# TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs)

SIGNED ON OR AFTER 1 JUNE 2019

nick tart  
lettings

## Holding Deposit:

Once we have accepted your application subject to references, you will be asked to pay a Holding Deposit equivalent to one week's rent to reserve the property. This will be withheld if any relevant person (including any guarantor) withdraws from the 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).

## Pre-Tenancy:

As a successful applicant, you will then be required to pay the following:

Rent in advance

Security deposit equivalent to five weeks rent (to cover damages or defaults on the part of the tenancy during the tenancy)

Pet premium of £25.00 per month will be added to the monthly rent (where a pet has been agreed in writing)

## Permitted Payments:

Rental payments

A capped refundable Tenancy Deposit (5 weeks rent)

A capped refundable Holding Deposit (subject to the conditions above) to reserve the property (1 weeks rent)

Payments in the event of a default

Payment on variation, assignment or novation of a tenancy

Payment on termination (surrender) of a tenancy

Payments in respect of Council Tax

Payments for utilities (electricity, gas or other fuel, water or sewage)

Payments for a television licence

Communication services (telephone other than a mobile telephone; the internet; cable television, satellite television)

Green Deal charge

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

## Default Payments:

**Lost Keys or other Security Devices** - 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, a new lock and replacement keys 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 £15.00 per hour (including VAT) for the time taken replacing lost key(s) or other security device(s).

**Unpaid Rent** - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Variation, Assignment or Novation of a Tenancy (at the Tenant's request)** - £50.00 (including VAT) to cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer (at the Tenant's request)** - £50.00 (including VAT) per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking the landlord's instructions, carry out new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (at the Tenant's request)** - Should the Tenant wish to leave their contract early and the Landlord agrees to the early surrender, then the Tenant shall be liable to pay the Landlord's re-letting costs including Value Added Tax at the prevailing rate, before the property is advertised together with all rent/bills due under the tenancy until the start date of the replacement tenancy. The cost will be the current letting fee as advertised on the Nick Tart website and within the Nick Tart Lettings office. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

**Please ask a member of staff if you have any questions about our fees.**

## CLIENT MONEY PROTECTION:

[www.propertymark.co.uk](http://www.propertymark.co.uk)



## INDEPENDENT REDRESS:

[www.tpos.co.uk](http://www.tpos.co.uk)



All charges are inclusive of VAT and may be subject to change. Nick Tart Lettings may accept commissions or referral fees from third parties.