

## Tenant Fees

*In accordance with the Tenant Fee Act 2019*

### **Holding deposit**

A deposit of one weeks' rent based on the agreed monthly rental figure is to be paid to demonstrate your commitment to the rent the property whilst we undertake relevant reference checks. The holding deposit is deducted from the first month's rent upon move-in. The Terms and conditions of the holding deposit are advised and clearly stated in writing upon accepted application and before monies are spent.

### **Rent**

Rent is payable in advance monthly by Standing Order which is to be set up by the tenant. The holding fee taken for the first weeks' rent will be deducted from the first's month's rent upon move-in.

### **Deposit**

A five week deposit is payable by the tenant and held with the Deposit Protection Service. This is collected as part of the move- in costs and must be received prior to occupation and commencement of tenancy.

Information regarding deposits and permitted payments are detailed below:

- Holding Deposit- Equivalent to 1 weeks' rent.
- Security Deposit- Equivalent to 5 weeks' rent.
- Rent is payable in advance monthly by direct debit which is to be set up by the tenant.

Agent note: By law we are no longer permitted to accept higher deposits from tenants with pets, however, a higher rent maybe charged and if so, this will be made clear to prospective tenants at the earliest opportunity.

In accordance with the Tenant Fee Act 2019, please see below other fees which can be chargeable to tenants:

- Changes to the terms of the Tenancy Agreement £60 including VAT
- Lost Key/Replacement Keys or other Security Items- Cost dependant on the item required.
- Early Termination fee- Tenants will be liable to cover the Landlords costs in order to secure a replacement tenant, if approved by the landlord.

All monies are to be paid in full and in advance directly into our account,  
We DO NOT accept cash or cheque payments.

**Irving and Sons are members of the  
Propertymark Client Money Protection Scheme.**

**Irving and Sons are members of the  
Property Ombudsman Redress Scheme.**