



RESIDENTIAL LETTING TENANT FEES

TENANT - FEES SCHEDULE

A full list of all the permitted tenant fees and charges which may apply appear below:

Holding Deposit

A holding deposit equivalent to one week's rent is payable on Tenancy Application. It will form part of your first month's rent in the event that your application is successful.

The tenant/s must complete referencing and right-to-rent checks within 7 days of paying the Holding Deposit and thereafter sign the Tenancy Agreement prepared within 15 days of paying the Holding Deposit. If the applicant provides false or misleading information or fails to comply with these strict timescales the Tenancy Application is deemed to have been withdrawn and the Holding Deposit will be retained by the agent.

Rent and Deposit

On completion of the Tenancy Agreement the first month's rent (or other period if agreed in advance) will be payable, together with the security deposit equal to 5 weeks' rent.

Council Tax, Utilities and Communications Services

Unless otherwise stated, the Tenant will be fully liable to pay Council Tax, utility bills, TV licence and, where required, payments for communications services.

Lost Key fee

In the event of lost keys, the cost of replacement locks and all keys will be payable by the Tenant. This includes any access cards, fobs, garage remotes and the replacement of any unique Quay Living key tags.

Late payment of rent interest

An interest charge will be levied for rental payments received 14 days or more after the rent payment date, equivalent to 3% above the then Bank of England base rate for each day rent is late.

Variation, assignment or novation of a tenancy

A charge of £50 including VAT is payable for any changes to the tenancy, or addendum agreements entered into to reflect changes such as a change of occupant, adding a pet, or permission to re-decorate.

Surrender of Tenancy

If a Landlord agrees to a surrender, this charge is likely to cover all the Landlord's costs in remarketing and agreeing a new tenancy including a re-listing fee, inventory fees, and any loss of rent (covering a rental void, or a lower amount of rent is agreed with a replacement tenant).

Quay Living's fee for drawing up the Surrender documentation is £50 including VAT.

Damages

The Tenant remains responsible for any damages to the Property which exceed fair wear and tear. Failure to pay promptly for the cost of rectifying such damages will mean the cost being deducted from the Security Deposit at the end of the Tenancy.

Pets

Where a Landlord agrees to permit a pet, a higher rent is likely to be required, usually an additional 3% subject to a minimum £20 per calendar month.

Notes: VAT is applicable to all Quay Living's fees.

The costs will vary from time to time - you should check the current rates with our office.

Quay may receive a referral commission from third party suppliers including Vouch and Homeshift.

Affiliations:

Quay Living is a trading name under Quay Holidays LLP who are members of:

- Royal Institute of Chartered Surveyors (RICS)
- National Association of Estate Agents (NAEA)
- Association of Residential Letting Agents (ARLA)
- Client Money Protection (CMP)
- Property Redress Scheme

Quay Living

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