

Relevant letting fees and tenant protection information

Permitted payments - Before the tenancy starts (payable to homes4u 'the Agent')

Refundable Holding Deposit

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Refundable Security Deposit (per tenancy. rent under £50,000 per year)

5 weeks rent This covers damages or defaults on the part of the tenant during the tenancy.

Refundable Security Deposit (per tenancy. rent over £50,000 per year)

6 weeks rent This covers damages or defaults on the part of the tenant during the tenancy.

During the tenancy (Payable to the Agent (managed tenancies) or Landlord)

Variation to the Tenancy at Tenants request

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer – at tenants request

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

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.

Loss of keys

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, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Surrender of Tenancy

Should the tenant wish to leave their contract early, they shall be liable to 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.

During the tenancy (payable to the provider) if permitted and applicable

- Utilities – gas, electricity, water
- Communications – telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

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

Company and non assured Tenancies (all fees are expressed incl of VAT)

Administration fee £420

Renewal £120

Late Payment of rent - £20

Check out fee £120

Payment of interest for the late payment of rent at a rate of 3 % over base rate.

Change to the Tenancy £50

Loss of Keys – Charged at cost

Surrender of Tenancy - Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy such as the landlords reasonable costs for reletting.

Tenant protection

homes4u CMP (client money protection) is currently in application. We are a member of The Property Ombudsman, which is a redress scheme.