

ASSURED SHORTHOLD TENANCIES (ASTS) SIGNED ON OR AFTER 1 JUNE 2019

HOLDING DEPOSIT

One Weeks Rent taken as Holding Deposit to reserve the property, per tenancy (deducted from the first months' rent) taken on application, the remainder due 48 working hours before move in. 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).

SECURITY DEPOSIT

Rent under £50,000 per year, per tenancy

Five Weeks Rent – this covers damages or defaults on the part of the tenant during the tenancy.

Rent of £50,000 or over per year, per tenancy

Six Weeks Rent - this covers damages or defaults on the part of the tenant during the tenancy.

UNPAID / LATE RENT

Interest at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent.

CHANGES OF TENANCY

At Tenants Request – charge £50 (inc VAT). 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 – charge £50 (inc VAT). To cover the costs associated with taking landlord's instructions, new tenant referencing and Right to Rent checks, deposit registration and preparation & execution of new legal documents.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable to the actual cost of replacing any lost key(s) or other security devices(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 or 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.

EARLY TERMINATION

At Tenants Request – 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 that the maximum amount of rent outstanding on the tenancy.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

For our Fully Managed and Rent Collect Services - Security Deposits are registered with The Deposit Protection Service

This firm is a member of a client money protection scheme C0122198

Harrison James & Hardie is ARLA Propertymark protected and a member of :

The Guild of Professional Estate Agents

The Property Ombudsman

