

Fees to tenants

Assured Shorthold Tenancies (AST)

Before you move in

Holding Deposit (per tenancy)

One week's rent. This reserves the property. This deposit will forfeit if any relevant person (including guarantors) withdraws from the tenancy before the move in date, provides false or misleading information, fails a Right-to-Rent check, or fails to sign the tenancy agreement (and/or deed of guarantee) within 15 calendar days of receipt of the holding deposit (or other Deadline for Agreement that may be mutually agreed in writing).

Security Deposit

Equivalent to five weeks' rent where annual rent is below £50,000 (Six weeks' rent where annual rent is £50,000 or above). This will be protected with the Deposit Protection Service (DPS) and will be returned in accordance with the terms of your tenancy agreement.

Deposit (if the rent is between £50,000 and £100,000 per annum)

Equivalent to six weeks' rent. This will be protected in the Deposit Protection Service (DPS) and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

Hensons are members of the Property Ombudsman (Consumer Redress Scheme). We have Propertymark Client Money protection and referencing and credit checks are carried out by HomeLet.

During your tenancy

Variation of Contract (Tenant's Request)

£50 including VAT per agreed variation, or reasonable costs if higher.

Change of Sharer (Tenant's Request)

£50 including VAT per replacement tenant, or any reasonable costs if higher to cover the costs associated with taking landlords instructions, new tenant referencing, Right to Rent checks, deposit registration, preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they will be liable for the landlord's reasonable costs in re-letting the property, as well as the rent due until the start of a replacement tenancy.

Other fees and charges

Unpaid Rent

Interest will be charged 3% above the Bank of England Base Rate, from 14 days after the due date, until paid.

Lost Key(s) or Security Device(s)

Tenants are liable for the actual cost of replacement. If locks must be changed, tenants are responsible for locksmith charges, new locks, and replacement keys for the tenant(s), landlord and other persons requiring keys. Staff time at £15 per hour (inc. VAT) will be charged where additional costs are incurred for the time taken replacing lost keys or other security devices.