

TENANT FEES SCHEDULE



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ASSURED SHORTHOLD TENANCIES (ASTs)

Holding Deposit *(per tenancy)*

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). Should the tenancy proceed with satisfactory referencing, the holding deposit will go towards the first months rent.

Security Deposit *(per tenancy where the rent is under £50,000 per year)*

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

Security Deposit *(per tenancy where the rent is over £50,000 per year)*

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

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.

Lost Key(s) or other Security Device(s)

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).

Contract Variation *(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 Tenant

£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.

Early Termination

Should the tenant wish to leave their contract early (before the fixed term or possible break clause), the tenant will remain liable for the rent until a replacement tenant is found. The tenant will also be subject to an amount equal to any pro-rata commission fees that have been incurred by the landlord for the unexpired portion of the tenancy and any reasonable costs incurred by the agent.

Please ask a member of staff if you have any questions about our fees



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COMPANY LETS and NON-ASSURED TENANCIES *(In addition to the previous page)*

Administration Fee

£400 (inc. VAT) per tenancy. Referencing for tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Inventory Fees

See Schedule on our website. Dependant on the number of bedrooms and/or size of the property and any outbuildings.

Accompanied Check-in Fees

£100 (inc. VAT) per tenancy. Attending the property to welcome the tenant(s) and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

Pet Deposit

Additional Security Deposit of two weeks' rent To cover the added risk of property damage. This will be protected with your security deposit in government-authorised scheme and may be returned at the end of the tenancy.

Check out Fees

See Schedule on our website. Arranging the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Security Deposit *(per short let tenancy)*

One weeks rent or £700, whichever is greater. This covers damages or defaults on the part of the tenant during the tenancy.

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