

## Tenants' Fees

When renting a property, you will need to take into consideration the lettings cost and charges when you make an offer.

**Holding Deposit:** You will be required to pay a holding deposit equivalent to one week's rent in order to take the property off the market. The week's deposit will be taken as part of the full 5 week's deposit required before the start of the tenancy.

**Security Deposit:** This is usually the equivalent of 5 weeks' rent, payable prior to the commencement of your tenancy to cover the added risk of property damage that is beyond fair wear and tear. This deposit will be protected in a Government-authorised scheme and may be returned at the end of the tenancy. All deposits are held in our Clients Account and protected by Clients Money Protection Scheme.

**Advance Rent:** Rent is usually payable in advance for each tenancy. You will therefore need to pay the first month's rent prior to the commencement of your tenancy.

**Payments to change the tenancy agreement:** Only when requested by the Tenant, including change of sharer – capped at £50

**A default charge** for late payment of rent and replacement of lost key/security fob/parking fob.

**A charge** for early termination of the tenancy initiated by the tenant.

**Professional Cleaning:** Tenants will usually be responsible for paying for a professional clean at the end of the tenancy. Costs can vary depending on the size of the property and your requirements, payable to the cleaning company.

Lastly, the Tenant/s will pay all utility bills, telephone and Council Tax where applicable.