

Tenant Fees

Payments Prior to tenancy - payable to Kingsleys for new assured shorthold tenancies (AST's)

signed on/or after 1 June 2019

Holding Deposit:

One week's rent (to form first month's rent in advance, subject to references and contact).

This is to reserve a property and withdraw it from the market.

Please Note: This will not be refunded if any relevant person (including any guarantor/s) withdraw from the tenancy, provide materially significant false or misleading information, fail a Right-to-Rent check, or do not sign their tenancy agreement (to include Guarantor if applicable) within 15 days (or other mutually agreed deadline).

Security Deposit:

- For Tenancies where rent is less than £50,000 per year
Five weeks' rent to be protected in a government scheme.
- For Tenancies where rent is £50,000 or more per year
Six weeks' rent to be protected in a government scheme.

Payments During tenancy –payable to Kingsleys:

- **Variation of contract** - £50 per person (inclusive of VAT) to make amendments to the tenancy agreement – if requested by tenant, to include change of tenant/sharer.
- **Late payment of rent** - at a rate of 3% above Bank of England Base Rate.
- **Lost keys or other security devices** - reasonably incurred costs for replacement keys, locks, other security devices and locksmith charges
- **Early Termination** - Payment of any unpaid rent and other reasonable costs associated with tenant's early termination of tenancy to include Landlord's associated costs in re-letting the property until the start date of the replacement tenancy.

Other payments during the tenancy (payable to the provider) if applicable:

- Utilities – gas, electricity, water
- Council Tax
- Communications – telephone/broadband
- Installation of cable/satellite and associated costs
- Television licence
- Any other permitted payments, not included in the above, under the relevant legislation including contractual damages.

Tenant protection

Kingsleys is a member of:

- Safeagent and their CMP - a client money protection scheme
- The TDS Custodial and Insured Schemes – Deposit protection schemes
- The Property Ombudsman - a redress scheme.