

TENANT PERMITTED PAYMENTS

(PAYABLE TO THE AGENT "ADDRESS ESTATE AGENTS" UNLESS OTHERWISE STATED)

BEFORE THE TENANCY STARTS:

Holding Deposit: One weeks rent refundable from first month's rent payment unless the tenant has misled the letting agent on referencing/right to rent.

PAYABLE 72 HOURS BEFORE THE TENANCY STARTS:

- Balance of first month's rent in advance less the holding deposit
- Security Deposit – 5 weeks rent (lodged with the Deposit Protection Scheme)

OTHER PERMITTED PAYMENTS DURING THE TENANCY:

- ***Late payment of rent fee***
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 keys or security devices***
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.
- ***Change of sharer/variation of contract***
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents - £50.
- ***Early release fee from contract***
Should the tenant wish to leave their contract early, they will be liable to pay an early release fee of £250, in order contribute to the landlord's costs in re-letting the property. They will also be liable for all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

DURING THE TENANCY PAYABLE TO THE PROVIDER IF PERMITTED AND APPLICABLE:

- Utilities – gas, electricity, water
- Communications – telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television license
- Council Tax

OTHER PERMITTED PAYMENTS

- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

TENANT PROTECTION

Address Estate Agents is a member of Deposit Protection Scheme which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

You can find out more details on the agent's website or by contacting the agent directly.

