



BREAKDOWN OF FEES – TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1ST JUNE 2019

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please note: This will be withheld if any of the relevant person (including any guarantor(s)) withdraw from a 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 the 15 calendar days (or other Deadline for agreement as mutually agreed in writing).
Security Deposit (per tenancy. Rent 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. Rent 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 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)
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£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 (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as 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.

Any further questions, please feel free to get in touch and ask a member of the Ashley Martin and Co team.