

TENANTS FEES & PAYMENTS

There's something you ought to know!.....We believe that honesty is the best policy, so we want to tell you that there is more than just the rent to pay. For all assured shorthold tenancy applications received from 28th May 2019 onwards, our Tenant Fees and Payments structure is as per the below. *Please note that fees are subject to change:*

UPON APPLICATION

Holding Payment (deducted from overall deposit paid):

This is to reserve a property. Note – this will be withheld if you: withdraw from an application; fail a 'Right to Rent' check; provide false or misleading information during the application process (this can also include your behaviour in providing this information); fail to take all reasonable steps to reach an agreement by the deadline, and to enter into the tenancy on the agreed start date (this includes failing to supply requested information in a prompt manner)

BEFORE YOU MOVE IN

Deposit (remember the holding payment is deducted from this, as above):

Rent:

You'll always have to pay a months rent in advance (and sometimes more, where this has been agreed and forms the basis of your approval for a tenancy)

DURING YOUR TENANCY

The below fees will only be charged if they apply to your tenancy specifically -

Amendment Fee:

This is a charged if you want to make any change the tenancy agreement. Any change is subject to the landlord's approval. This charge is applicable per change requested

Interest on Unpaid Rent:

This is a charged where rent is late. It is charged for each day that rent is outstanding for 14 days or more.

Cost of Replacing Lost Keys/Security Devices:

This may include the cost of a locksmith. If extra costs are incurred there may be a charge of (£15 inclusive of VAT) to cover the time taken in replacing lost keys/security devices.

Early Termination:

Payment of any unpaid rent and other reasonable costs associated with your early termination of the tenancy, including the landlord's costs in re-letting the property. These costs will be no more than the maximum rent outstanding on the tenancy.

Other Permitted Payments:

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

During the tenancy, if permitted and applicable:

You will have other charges to pay, for example utilities (gas, electricity, water), communications (telephone and broadband), any installation of cable/satellite (where permission has been granted), subscriptions to cable/satellite supplier, television licence, council tax.

One week's rent

Five week's rent

£50.00 including VAT

3% above Bank of England

TENANT PROTECTION

Rosedale Letting Specialists are a member of Safe Agent which is an accreditation scheme for letting agents. Via Safe Agent we are part of a client money protection scheme. Rosedale Letting Specialists are also a member of The Property Ombudsman Service which is a redress scheme. You can find out more details by contacting us directly.

AND THAT'S IT – NOTHING ELSE! WE'VE ALWAYS BEEN OPEN, HONEST, AND FAIR!

Independent Redress
is Provided by:



Client Money Protection
is Provided by:



Rosedale
LETTING SPECIALISTS

