



## **TENANT FEE**

## **GUIDE**

Before a tenancy begins these fees are payable to Gough Homes Limited (trading as Annafield Estates) “the Agent”.

### **Holding Deposit**

Maximum of **1 weeks rent** (per tenancy)

This may be a non-refundable payment, allow me to explain why.

The holding fee is a non-refundable should you decide not to progress your application/sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent checks.

However, we can confirm the holding deposit will be returned to you, in the event that the landlord is unable to proceed with your tenancy,

### **Property Security Deposit**

Is required, we expect a maximum of **5 Weeks rent** (per tenancy)

This is your bond to the landlord.

Property Security Deposit is taken to protect the landlord from the following possibilities.

Cover the costs of rent arrears, any breakages/damages, any dilapidations & any defaults on the part of the tenant during the tenancy.

### **During the Tenancy fees that may be required (payable to the Agent)**

*For English Properties:*

Should you fail to pay you rent on time & in full, tenants can be charged interest for the late payment of rent. The interest rate currently stands at 3% above Bank of England base rate.

### **During the Tenancy if permitted & applicable, tenants are responsible for the following services**

Payment for Utilities – such as – Gas Providers, Electricity Suppliers, Mains water and sewerage Provider.

Payment for Communications – such as - telephone & broadband.

Payment for the Installation of cable/satellite television services.

Payment for the Subscription to cable/satellite supplier television services.

Payment for the Television licence.

Payment for the Fully amount of the local council s - Council Tax Demand.

### **Lost Keys or other Security Devices**

Tenants are liable for the 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 call out charge, cost for the new lock(s) and any subsequent replacement keys for the tenants use, the landlord use & any other person(s) requiring keys will be charged to the tenant, If extra

costs are incurred these will also be charged to the tenant(s), if appropriate, for the time taken for replacing any lost keys or security devices.



### **Variation of Contract (at tenant's request & only if agreed by landlord)**

We will Charge £50 to cover agents costs in contacting landlord, taking landlord instructions & for the production / preparations of a new contracts (if required) & system adjustments.

### **Change of Sharer (at tenant's request & only if agreed by landlord)**

We will Charge £50 per replacement tenancy or any reasonable costs incurred if higher:  
To cover the costs associated with amending the tenancy agreement to reflect the change.

### **Early release from tenancy**

Please understand that tenant(s) will be allow to terminate fix term tenancies, only if authorisation is given by the landlord(s) thus allowing you to vacate your rental property before the expiration of any tenancy agreement, on the understanding that you may be liable for the following.

The fully payment of the monthly rent up & until the date of which the property becomes re-let or the expiration of the tenancy agreement, whichever is the sooner.

The fully payment of the Council tax, the water rates, the gas & the electricity charges along with any other bills which are your responsibility under the tenancy agreement up & until the date the premises are either re-let, or the expiration of the tenancy agreement, whichever is the sooner.

There will be a charge, if appropriate, of up to £180.00 to cover the landlord's costs for reletting the property. These costs will be no more than the maximum amount of rent outstanding.

### **Other permitted payments**

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

Should you report a maintenance issue connected with the property & if a contractor is called out for repair. Should their investigations find that the fault has been caused by the tenant(s) or an associate of the tenant(s), or alternatively no fault exists, any cost for the contractors call out will be the responsibility of the tenant(s).

Annafield reserve the right to deduct any unpaid / outstanding monies owed from your Property Security Deposit

**Gough Homes Limited (trading as Annafield Estates) Hold Client Money Protection through Safe Agent.**

**Gough Homes Limited (trading as Annafield Estates) are members of The Property Ombudsman, which is a redress scheme.**