

TENANT FEES SCHEDULE



ASSURED SHORTHOLD TENANCIES (ASTs)

www.balfours.co.uk

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the 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 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 of £50,000 or over 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 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 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.
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 the preparation and execution of new legal documents. There is no charge for these variations to Welsh Occupation Contracts.
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. There is no charge for this service for Welsh properties.
Early Termination (Tenant's Request)	Early termination of a contract will be considered by the agent/landlord and negotiations on any cost will be determined on the individual circumstances. However it should be noted that there is no guarantee that the landlord will agree to a proposed early termination and where no such agreement is made, the tenant (contract-holder) will remain liable for the total sums as required in the occupation contract. The landlord is fully within their rights to expect to be paid for the entirety of the tenancy. The Tenant may also be liable for any costs/charges as outlined in the Tenancy Agreement/Written Statement which may arise from any breach, action or inaction of the Tenant or someone whom the Tenant is responsible for (ie visitors, permitted occupiers etc). Such costs will be charged at actual cost as proven by invoice.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.tpos.co.uk

