BREAKDOWN OF FEES – TENANT FEES SCHEDULE

New assured shorthold tenancies (ASTs) signed on or after 1 June 2019

Holding Deposit	**One week's rent.** This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from a tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or another deadline for agreement mutually agreed in writing).
Security Deposit — 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 — 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 the 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 for 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 and 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 the 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 the landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration, and 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 for 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 & Co team.