

# TENANT FEE SCHEDULE

**These fees are in line with the requirements outlined in schedule 1 'Tenant Fees Act 2019 on new assured shorthold tenancies signed on or after 1<sup>st</sup> June 2019**

Holding Deposit: One weeks rent (to be off-set against the first months rental payment if your consent is given for this)

In line with the requirements outlined in schedule 1 'Tenant Fees Act 2019' tenants are required to pay a refundable holding deposit equivalent to one weeks rent in order to reserve a property

Tenants will be required to pass credit / referencing checks, identity checks, rent to rent checks, financial credit checks, obtaining references from current or previous employers, obtaining references from landlords and any other relevant parties.

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 significant false or misleading information to Ingleby Homes LTD or our reference company Van Mildert, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days or a mutually agreed date set out in writing by both parties.

Properties that except pets will have the monthly rental amount increased by 2.5% of the advertised monthly rent this is to cover the landlord and property from the added risk of a pet damaging the property

## PERMITTED PAYMENTS DURING YOUR TENANCY:

### Variation of contract Fee: £50 (Inclusive of VAT)

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents where a tenant requests a change to the tenancy agreement (for example name change, rental payment date change or permission to keep pets in the property)

### Early Termination Fee: TBC depending on variant factors such as length left of the agreement ETC.

Should the tenant wish to be released from the tenancy early and the landlord is in agreement the tenant(s) 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.

### Unpaid Rent

Interest will be charged at 3% above the Bank of England's rate.

### Lost key, security device or parking permit charge

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 £10 per hour (inclusive of VAT) for the time taken replacing lost key(s) or other security device(s)

