

Lodge & Thomas Chartered Surveyors: Relevant Letting Fees and Tenant Protection Information

Tenant Fees for new Assured Shorthold Tenancies (ASTs) from 1st June 2019. As well as paying the rent, you may also be required to make the following payments: -

Holding Deposit: Equal to one week's rent. (This is to reserve a property. Please Note: This will be withheld if any relevant person, including any guarantor, withdraws from the 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 other Deadline for Agreement if mutually agreed in writing).

Tenants Deposit (security Deposit): Equal to five weeks' rent where the annual rent is under £50,000 per year (or Six weeks' rent where the annual rent exceeds £50,000 per year). (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 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 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 Tenancy/Contract £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)

Change of Sharer £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.

Early Termination: 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.

Rates / Utilities: During the tenancy and up until the later of a) the date at which the tenancy is legally terminated and b) the date at which the property is vacated by the Tenant, the tenant will be liable to pay rates and utilities charges if permitted and applicable including Utilities (gas, electricity, water, oil, etc.), Communications (telephone and broadband), Installation and subscription costs for cable / satellite, Television Licence, Council Tax, etc.

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

TENANT PROTECTION

Lodge & Thomas are a firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors (RICS), members of the RICS Clients Money Protection Scheme, and members of The Property Ombudsman (TPO) redress scheme. You can find out more on the Lodge & Thomas website or by contacting the Agent directly.

Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.