

# TENANT FEES SCHEDULE



[www.homes4letsussex.co.uk](http://www.homes4letsussex.co.uk)

## EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES

We are a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman. The information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property through Homes4Let Property Services LTD.

Permitted payments: For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits we will ask for a maximum of 1 week's rent. This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, provide materially significant false or misleading information, fail a Right-to-Rent check, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 14 calendar days (or other Deadline for Agreement as mutually agreed in writing).
- Deposits is a maximum deposit of 5 weeks rent for annual rent below £50,000, or 6 weeks rent for annual rental of £50,000 and above. The deposit is held to cover for any damage or dilapidation caused by the tenant during the tenancy.
- Payments to change a tenancy agreement eg. change of sharer £50 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.
- Variation of Contract (Tenant's Request) £50 per agreed variation. To cover the costs associated with taking landlord's instructions as well as the 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 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.

- Utilities, communication services (eg. telephone, broadband), TV licence and council tax;
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage 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.
- Change of sharer (Tenant's Request) £50 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.
- 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 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 for the time taken replacing lost key(s) or other security device(s)

Please note all fees shown are Inc VAT

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.

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

### CLIENT MONEY PROTECTION:

[www.propertymark.co.uk](http://www.propertymark.co.uk)

propertymark

### INDEPENDENT REDRESS:

[www.\[tpos/theprs\].co.uk](http://www.[tpos/theprs].co.uk)

