

TENANTS ARE REQUIRED TO PAY THE FOLLOWING PERMITTED PAYMENTS

RENT - One Month's rent in advance

DEPOSIT- Equivalent to no more than 5 weeks rent

HOLDING DEPOSIT - A refundable holding deposit of no more than one week's rent is required to secure the property while we carry out your reference checks. If your application is successful this will be retained towards your first month's rent.

If your application is unsuccessful due to you supplying false information or not providing the requested information in the allocated time then your holding deposit will not be returned and your application will be rejected. If your application is unsuccessful for any other reason, your holding deposit will be returned to you in full.

PERMITTED PAYMENTS DURING THE TENANCY:

RENT: rent to be paid monthly in advance on the agreed date as stated in the Tenancy Agreement

UTILITY BILLS AND SERVICES:

All utility bills including gas, electric, water rates, council tax, broadband, communication services, television license are to be paid for by the tenant

REPLACEMENT KEYS - £24 incl VAT plus the cost of the keys

REPLACEMENT LOCKS - £60 incl VAT (plus additional contractor costs if applicable)

CHANGE OF TENANCY DETAILS requested by the Tenant - £60 incl VAT

EARLY TERMINATION OF TENANCY requested by the tenant and if agreed with the landlord:

Payment of rent up to the end of the Tenancy, or if sooner, up to the last date before a new Tenancy commences and a Landlords re-letting fee of £300 incl VAT

LATE PAYMENT OF RENT: A levy of 3% per day above the bank of England base rate. This will be chargeable from the 14th day of arrears and backdated to the first day.

THIRD PARTY COSTS: any third party costs incurred on the Tenants behalf by the Landlord or Agent will be payable by the Tenant. Such costs can be borne from missed appointments where the Landlord or Agent has been billed by the contractor or supplier

MISSED APPOINTMENTS with the Agent or the Agents representative for such things as pre-booked Property Inspections and pre-booked viewings with no prior cancellation will be chargeable at £18 incl VAT per hour

PETS - If a Landlord agrees prior or during a tenancy to accept a pet, a pet premium will be payable of no more than £30 per month per pet which will be added to the monthly rental amount. This will be agreed by separate negotiation and added to the Tenancy Agreement

ADDITIONAL INFORMATION:

Black Cat Property Agents Limited are members of the Property Redress Scheme and the Client Money Protect Scheme. Deposits will be registered with the Deposit Protection Service

COMPANY LETS - THESE CHARGES DO NOT APPLY TO INDIVIDUAL TENANTS

Company Tenants are required to pay the following up front fees to move in to this property:

HOLDING DEPOSIT - A refundable holding deposit of £100 is required to secure the property while we carry out your reference checks. If your application is successful this will be retained towards your first month's rent.

If your application is unsuccessful due to you supplying false information or not providing the requested information in the allocated time then your holding deposit will not be returned and your application will be rejected. If your application is unsuccessful for any other reason, your holding deposit will be returned to you in full.

APPLICATION FEE - £420 INCL vat

RENT - First month's rent in advance

DEPOSIT - The equivalent of no more than 5 weeks rent

PERMITTED PAYMENTS DURING THE TENANCY:

As before and also including the following:

TENANCY RENEWAL - £120 incl VAT

COPY DOCUMENTS - £18 incl VAT per document

LATE RENTAL PENALTY - £30 incl VAT for any rents paid more than 5 working days late. A levy of 3% per day above the Bank of England base rate. This will be chargeable from the 14th day of arrears and backdated to the first day.

ADDITIONAL INFORMATION:

Black Cat Property Agents Limited are members of the Property Redress Scheme and the Client Money Protect Scheme. Deposits will be registered with the Deposit Protection Service