



Fees to Tenants:

Deposits

Holding Deposit (*Refundable – *Subject to referencing, please see notes below.*)

Equivalent to one months' rent

Deposit for a long-let tenancy

Equivalent to 5 weeks rent (annual rent up to £50,000)

Other Fees

Contract variation, novation, amendment or change of occupant at the tenant's request within an existing tenancy

£50

Default fee of interest on late rent if rent is more than 14 days overdue

3% above Bank of England base rate

Default fee for lost keys or other respective security devices

Actual cost of replacement

Early termination of tenancy if accepted by the landlord

The total rent that would have been charged up to the end of the fixed term or to the point any break clause could be activated, or any reasonable costs incurred if higher

Utilities i.e. Gas, Water, Electric, Council Tax, TV Licence, Communications

Payable by tenants, no agency fees.

Client Money Protection

Harrisons Client Money Protection is provided by Money Shield Certification can be found [HERE](#). The scheme accounting rules, as well as our conduct and membership rules, can be found at [The Client Money Protection Schemes for Property Agents](https://cdn.ymaws.com/money-shield.co.uk/resource/resmgr/documents/cmp.pdf). (<https://cdn.ymaws.com/money-shield.co.uk/resource/resmgr/documents/cmp.pdf>) Alternatively, ask one of our staff for a printed copy of this documentation.

Harrisons are also a member of the Property Ombudsman our certification can also be found [HERE](#). Further information can be found at <https://www.tpos.co.uk/>

Holding Deposit Conditions

When placing a holding deposit:

- 1) Payment of the Holding Deposit ensures that the accommodation will not be offered to any other applicant by this company until after the planned commencement date (maximum of 15 days from the date of the holding deposit being placed). Should the Landlord decline to grant the tenancy due to unsatisfactory referencing or other reasoning, the holding deposit is fully refundable to the applicant. The deposit will only be forfeit should any of the following criteria be met:
 - The landlord is prohibited by section 22 of the Immigration Act 2014 (persons disqualified by immigration status) from granting a tenancy of the housing to the tenant and the landlord (or letting agent acting for the landlord) did not know, and could not reasonably have been expected to know, the prohibition applied before the deposit was accepted, or
 - If the tenant provides false or misleading information to the landlord or letting agent and the landlord is reasonably entitled to take into account the difference between the information provided by the tenant and the correct information in deciding whether to grant a tenancy to the tenant, or the landlord is reasonably entitled to take the tenant's action in providing false or misleading information into account in deciding whether to grant such a tenancy.
 - If the tenant notifies the landlord or letting agent *before the deadline for agreement* that the tenant has decided not to enter into a tenancy agreement.
- 2) The grant of the proposed tenancy is conditional upon:
 - a) Receipt of satisfactory references within 15 days of the payment of this deposit.
 - b) The signing by all parties of the Assured Shorthold Tenancy agreement.
- 3) The property is seen and accepted by the tenant as is. No responsibility will be accepted for errors or omissions.