



## Tenants Guide to Charges

If you enter into an ASSURED SHORTHOLD TENANCY, the following payments may apply:

Deposit for a Long Let tenancy	Equivalent to five week's rent for properties up to £50,000 per annum or six week's rent for properties over this amount.	
Holding Deposit	1 week's rent	
First month's rent	In advance	
Default charge for replacement of lost key/security card/fob	Tenants are liable for the actual cost of replacing any lost key(s) or security devices. If locks need to be changed, tenants will cover the locksmith fee, new lock, and replacement keys for all parties. Any additional expenses incur a £15 per hour charge (inc. VAT) for the time spent.	
Late Payment Fee	Charged at 3% when the rent is more than 14 days late.	
Early Termination (at the tenant's request)	Tenants are liable for the landlord's costs in re-letting the property and all rent due until the start of the new tenancy.	
Changes to the tenancy documents during tenancy from	£50 excl. VAT	£60 incl. VAT
Change of tenancy from	£50 excl. VAT	£60 incl. VAT

**A Non – Housing Act Tenancy is formed if:**

- The Rent for the property exceeds £100,000 per year (£1,923 per week)
- The property is not used as a main or primary home
- There is a Resident Landlord
- The tenant is a Company, registered Charity or Trust

If you enter into an NON HOUSING ACT TENANCY, the following payments may apply:

	Exclusive of VAT	Inclusive of VAT
Contract Preparation including a draft and original tenancy, issuing deposit protection certificates, credit checks, referencing checks and initial Right to Rent Checks.	£450	£540
Holding Deposit	2 week's rent	
Security Deposit	Equivalent to 6 week's rent	
Renewals	£250	£300
Contract variation, amendment or change of occupant at the tenant's request during the tenancy.	£450	£540
Check-in & Check-out Fee from	£120	£144
Guarantor Referencing Fee	£100 Per guarantor	£120 Per guarantor
Deed of Guarantee	£40	£48
Enhanced Reference Fee (per person or company)	£50	£60
Early Termination	£150	£180
Default interest when rent is more than 14 days late	Charged at 3% above the Bank of England base rate	
Default fee for lost keys, security devices and locksmith costs	Actual cost of replacement	
Stamp Duty Land Tax	Payable on tenancies where the rent exceeds £125,000	

**Other Fees**

Please note, monies must be paid via bank transfer. Most major UK banks make a charge when receiving payments from overseas accounts. You will be responsible for any bank charges relating to this payment.



# INTERLET