

## Trinity Sales and Lettings

586 Leeds Road

Outwood

Wakefield

WF1 2LT

[www.trinitysalesandlettings.com](http://www.trinitysalesandlettings.com)

Tel: 01924 609811

Email: [info@trinitysandl.com](mailto:info@trinitysandl.com)

### Landlord fees

DESCRIPTION OF FEE	FEE
<b>PRE TENANCY FEES</b>	
Management fee	10% INC VAT of the monthly rent
Tenant find	£300.00-595.00 INC VAT depending on the service chosen.
Refusing a tenant who passes referencing checks	£60.00 INC VAT
Fully managed with Rent Guarantee service	14% INC VAT of the monthly rent
<b>DURING TENANCY FEES</b>	
Renewing tenancies for a new fixed term	£75.00 INC VAT
Preparation and service of Section 13 rent increase	£75.00 INC VAT
Call out to top up pre-payment meters on behalf of the Landlord	£40.00 INC VAT
<b>AFTER TENANCY FEES</b>	
Recovering rent arrears through a deposit claim	10% INC VAT of any arrears
Solicitor witnessing a deposit claim	£80.00 INC VAT
Court attendance fees	£50.00 INC VAT per hour
<b>SAFETY CERTIFICATES</b>	
Gas safety certificate	£90.00 INC VAT
Electrical Installation Condition Report	£200.00 INC VAT
Energy Performance Certificate	£125.00 INC VAT

# Trinity Residential Solutions Ltd.

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## TENANT FEES

**Note:** Tenants are not charged admin fees for setting up new tenancies in line with the Tenant Fees Act 2019. We do reserve the right to charge for certain services during the tenancy.

<b>Tenant fees</b>	
<b>Deposits</b>	
Holding deposit payable on application	A maximum of one week's rent paid in advance
Security deposit	A maximum of five weeks' rent for an annual rent below £50,000. A maximum of six weeks' rent for an annual rent of £50,000 or above
<b>Changes to tenancy</b>	
Changes to a tenancy agreement e.g. change of occupant	Capped at £50.00 or, if higher, any reasonable costs
Early termination of tenancy	Capped at the Landlord's loss or the Agent's reasonably incurred costs
<b>Loss of keys/security devices</b>	
	Reasonable cost to replace the keys/security devices
<b>Late rent payments</b>	
	Interest payments payable for late payment of rent (capped at 3% above Bank of England percentage rate). Payable after 14 days of rent being due

## Other potential costs

- Utilities, communication services (e.g. broadband, telephone), council tax and TV licence (where applicable)
- Any contractual damages in the event of a tenant's default in the tenancy agreement
- Any other permitted payments under the Tenant Fees Act 2019