

Tenant Fee's

Before you move in:

The first month's rent and a five-week security deposit (or six weeks where the annual rent exceeds £50,000) are payable in advance prior to the commencement of the tenancy.

In accordance with current legislation, no more than one month's rent can be taken in advance at any one time.

A holding deposit equivalent to one week's rent may be taken to reserve the property whilst references and checks are undertaken. This will be dealt with strictly in accordance with the Tenant Fees Act 2019.

The payment of a holding deposit does not constitute the granting of a tenancy. It confirms the applicant's intention to proceed. The circumstances in which a holding deposit may be retained or refunded are governed by the Tenant Fees Act 2019.

Pets

If a tenant wishes to keep a pet, a formal written request must be made. Consent will not be unreasonably refused in line with current legislation.

Where consent is granted, the landlord may require appropriate pet insurance to be in place to cover any potential damage caused.

Default Fees

Default fees are strictly limited to those permitted under the Tenant Fees Act 2019. This includes the reasonable cost of replacing lost keys or security devices, interest on late rent where applicable, and charges arising from failed or returned payments.

All such charges will be applied only where legally permitted, will reflect the actual and reasonable cost incurred, and will be supported by appropriate evidence in accordance with the legislation.