

TENANT FEES SCHEDULE

ASSURED SHORTHOLD TENANCIES (ASTs)

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing)
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Company Let Fee	A fee of £600.00 (inc. VAT) will be made to cover costs in respect of taking up references and preparation of tenancy agreements. The tenant (company) will be asked to pay a minimum of £200 of the deposit when the application proceeds, in order to secure the property subject to references. If after the expiry of a fixed term both parties wish to extend the tenancy, a fee of £120 (inc.VAT) will be payable for renewing or extending the tenancy agreement on each occasion, irrespective of the length of the extended period or the type of agreement. The full cost of any extension is £240 (inc.VAT), however this cost will be shared with the landlord.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Termination fee £478.80 (inc. VAT). Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all the rent due under the tenancy until the start date of the replacement tenancy.

PLEASE ASK A MEMBER OF STAFF IF YOU HAVE ANY QUESTIONS ABOUT OUR FEES.

CLIENT MONEY PROTECTION:
www.propertymark.co.uk

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INDEPENDENT REDRESS:



Tenant Referrals

Stoneacre Property Developers Ltd earn supplementary income from various sources relating to the arrangement, referral and introduction of services and products to our clients and consumers. This may be in the form of a fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/contractors is not mandatory. Clients are solely free to choose their own products, services and providers. This is declared within our Terms of Business and applications and by signing these documents our clients and consumers confirm their agreement to us doing so.

Examples are:

- Small one-off commissions for introducing customers to utility suppliers via Tenant Shop and Virgin Media typically between £5 and £40
- Between 20% and 30% commission on landlord and tenant insurance "premiums" / warranties. A typical average per property would be £30 per annum
- Up to 25% commission from financial services introductions, and up to £250 for conveyancing introductions.