

CHARLES PECK

Sales • Lettings • Valuers

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Before the tenancy starts (payable to Charles Peck)

Holding Deposit:

- 1 weeks' rent. Non-refundable if - false information is supplied, application not completed within 10 working days, choose to withdraw your application, fail the reference and unable to proceed with the guarantor.

Deposit:

- 5 weeks' rent, payable two working days prior to tenancy start date in cleared funds.

Rent:

- 1 months' rent minus holding deposit, payable two working days prior to tenancy start date in cleared funds.

Other Tenant fees may apply (all inclusive of VAT) see below

Late payment of rent:

- Payment of interest for the late payment of rent at a rate of 3% above base lending rate of Barclays Bank

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 Tenant is liable to pay the cost of a locksmith, new lock and replacement keys. If extra costs are incurred there will be a charge of £15 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request):

- £50 per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (Tenant's Request):

- £50 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.

Early Termination (Tenant's Request):

- 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 rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable:

- Utilities - gas, electricity, water, oil, if not on mains drainage sewage disposal
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments:

- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection:

- Charles Peck is a member of RICS, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.