

## TENANT FEES SCHEDULE

### 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)) withdraws 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 PA) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (per tenancy. Rent over £50,000 PA) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT Interest at 3% above bank of England 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 14 days in arrears.

### LOST KEYS AND OTHER SECURITY DEVICES

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 (incl. VAT) for the time taken replacing lost keys / security device(s).

VARIATION OF CONTRACT (Tenants request) £50.00 incl. VAT per variation To cover the costs associated with taking landlord's instructions as well as preparing and executing new legal documentation.

CHANGE OF SHARER (Tenants request) £50.00 incl. VAT per variation To cover the costs associated with taking landlord's instructions as well as preparing and executing new legal documentation, right-to-rent checks and deposit legislation.

EARLY TERMINATION (Tenants request) Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re-letting the property as well as the rent due under the tenancy agreement until the new tenancy commences. These costs will not exceed the balance of rent due on the tenancy.

URBAN VILLAGE HOMES LIMITED ARE MEMBERS OF ARLA, TPOS AND CMP