

TENANT FEES

www.mansellmctaggart.co.uk

TENANT NON-OPTIONAL FEES AND CHARGES

BEFORE YOU MOVE IN:

Holding Deposit

We will take a holding deposit on the property equivalent to one weeks' rent. This is non-refundable should you withdraw from the letting, or your references prove unsatisfactory due to non-disclosure or adverse credit history or false information provided to the referencing company, or you do not have the Right to Rent..

Security Deposit

You will be expected to pay a security deposit against cleaning, damage and dilapidations to the property. This is capped at the equivalent of five weeks' rent, where the annual rent is less than £50,000 and will be held in a government approved scheme. We are members of the Tenancy Deposit Scheme (TDS).

DURING YOUR TENANCY:

Default Fees

We have the right to charge a default fee to cover the cost of the loss of keys or any other security device giving access to the premises. Late payment fee of 3% above Bank of England base rate of the rental amount for the number of days in excess of 14 days.

Tenancy amendments

Should you wish to remove or add a tenant to the tenancy agreement **£50**
Should you wish, by prior agreement, to keep a pet at the property **£50** for an addendum

Surrender

We may charge a fee should you decide to surrender the tenancy. This would be to cover:

- The loss incurred by the landlord, such as any loss in rental income and any agent related fees
- Agent reasonable costs, such as marketing/referencing of new tenants

OTHER CHARGES

We may request payment for utility bills, TV License, communication services and Council Tax where payment has been agreed to the Landlord under the tenancy agreement.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Redress: This firm is a member of The Property Ombudsman www.tpos.co.uk

Client Money Protection: This firm is a member of SafeAgent client money protections scheme.

