



PERMITTED PAYMENTS / DEFAULT CHARGES	
<p>Holding Deposit</p> <p>Payable within 24 hours of Agent informing prospective Tenant that the property will be reserved whilst reference checks and preparation for a Tenancy Agreement are undertaken.</p> <p><i>Held in accordance with Tenant Fees Act 2019. The Holding Deposit will become refundable unless one of the events listed in Schedule 2 of the Tenant Fees Act 2019 occurs.</i></p>	<p>Equivalent of one weeks rent</p>
<p>Late Payment of Rent</p> <p>Payable when rent has been outstanding for 14 days or more</p>	<p>Interest will be charged at no more than 3% above Bank of England's rate.</p>
<p>Replacement key or security device.</p>	<p>Cost of replacing a key or security device plus £15 per hour if carried out by Agent. If it is necessary that a professional locksmith complete any works charges will be the Tenants responsibility upon receipt of invoice / receipt</p>
<p>Amendments to a Tenancy</p> <p>To include a reasonable request to alter a Tenancy Agreement to enable: Pets, Change of sharer or any other amendment which alters the obligations of the Agreement with the Landlords permission.</p>	<p>£50 (unless otherwise agreed)</p>
<p>Early Termination Fee</p> <p>Should a Tenant wish to be released from a Tenancy Agreement prior to the expiry and the Landlord agree to secure an alternative Tenant. Please discuss with Agent.</p>	<p>One months rent plus VAT</p>

Please contact us if you require further information about these charges. All charges incs VAT (at current rate of 20%). The above fees came into effect on 1st July 2021