

TENANT FEES SCHEDULE



ASSURED SHORTHOLD TENANCIES (ASTs)

www.huntandnash.co.uk

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.
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 landlord's 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)	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.

Client Money Protection Ref: C0014686

The Property Ombudsman Membership Number: T01747

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:

www.tpos.co.uk



TENANT FEES SCHEDULE

HUNT & NASH

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NON HOUSING ACT TENANCIES (NHA)

www.huntandnash.co.uk

These tenancies are NOT affected by the Tenant Fee Act 2019. All fees are inclusive of VAT.

A Non Housing Act Tenancy is formed when one of the following criteria is in place:

- * The annual rent exceeds £100,000 per annum.
- * The property is occupied by an entity (Company Let) rather than an individual.
- * The property is not used as a main or primary home.
- * There is a resident Landlord.

BEFORE YOU MOVE IN

Holding Deposit: One weeks rent payable to reserve the property. 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 mutually agreed in writing).

Security Deposit:

Rent under £50,000 per annum - 5 weeks rent.
Rent of £50,000 or above per annum - 6 weeks rent.

Company Let Set Up: £300.00, which will include the referencing fee and the preparation and execution of new legal documents.

Individual Reference: £180.00 per person, which will include the preparation and execution of new legal documents.

Guarantor Reference: £150.00 per guarantor, which will include the preparation and execution of new legal documents.

Inventory Fees: Cost on application. Dependant on the number of bedrooms and/or size of the property and any outbuildings.

DURING YOUR TENANCY

Lost Keys or other Security Devices: Tenants are liable for the actual cost of replacing any lost keys or other security devices. If the loss requires the locks to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other person requiring keys will be charged to the tenant. If extra costs are incurred there will be an administration charge of £15.00 per hour to a maximum of £50.00.

Variation of Contract: (Tenants request) £60.00 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: (Tenants request) £60.00 per replacement tenant. To cover the cost associated with taking landlord instructions, new tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

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Early Termination: Should the tenant wish to leave their contract early, they shall be responsible for all landlords costs for the administration and referencing charges for the new tenant. The tenant shall also be responsible for all rental payments until a new tenant is found or the term of the tenancy expires.

Other Fees: Payable to the provider, if applicable, gas, electricity, water rates, council tax, communication services, Green Deal charge, TV licence and any other permitted payments (not included above) under the relevant legislation, including contractual damages.

Pets: Where a landlord will accept a pet, an increase in the rent may be requested.

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