



# The West Country is Stags Country

## Residential Lettings

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PROTECTED

## SCALE OF TENANT FEES

### BEFORE YOU MOVE IN:

#### Holding Deposit (Per Tenancy)

This is to reserve a property. The Holding Deposit 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 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).

**Equivalent of 1 Weeks Rent**

#### First Months Rent

Payable on or before the commencement of the tenancy. Future rent will be payable by Standing Order.

**As per the agreed rent**

#### Tenancy Deposit

The deposit covers damages or defaults on the part of the tenancy during the tenancy and is payable on or before the commencement of the tenancy. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service.

**5 Weeks Rent**

#### Company Application Fee

Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous landlords, as well as contract negotiation (amending and agreeing terms), drawing the Tenancy Agreement up and Schedule of Condition/Inventory if compiled.

**£396.00 (£330 + VAT)**

#### Additional Land/Grazing Agreement

Where an additional agreement is required that is outside the scope of a standard Tenancy Agreement.

**£90.00 (£75 + VAT)**

### DURING YOUR TENANCY:

#### Addendum/Variation Of The Tenancy Agreement (Tenant's Request)

To cover the cost of contract negotiation, amending terms as well as the preparation and execution of new legal documents.

**£50.00 (£41.67 + VAT) per agreed variation.**

#### Rent Late Payment Fee

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.

**3% above Bank of England base rate.**

#### Replacement of Lost Keys/Electronic Keys Or Other Security Device

Cost incurred in replacing the key or security device.

**Reasonable cost of replacing the key or security device.**

### ENDING YOUR TENANCY:

#### Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all the rent due under the tenancy until the start date of the replacement tenancy.

**Landlords re-letting costs as well as the rent due until the start of the replacement tenancy.**



06/19