

Tenant Fees

New Assured Shorthold Tenancies (AST's) signed on or after 1 June 2019

Nash
Partnership

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) withdraws from the tenancy, fails a Right to Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/or deed of guarantor) within 15 calendar days (or other deadline for agreement as mutually agreed in writing)

Security deposit

Per tenancy - where rent is less than £50,000 pa

Five weeks' rent

This covers damages or defaults on the part of the tenant during the tenancy

Security deposit

Per tenancy – where rent is more than £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 the Bank of England Base Rate from the 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 keys or 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 cost of a locksmith, new lock and replacement keys for the tenant, landlord and 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 the 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 landlords 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 cost incurred if higher. To cover the costs associated with taking landlords 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 the 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:

propertymark

www.propertymark.co.uk

Independent Redress:

PRS Property
Redress
Scheme

www.theprs.co.uk