

## TENANT FEES FOR NON-HOUSING ACT TENANCIES

### BEFORE YOU MOVE IN

- **Holding deposit** 1 week's rent - per Tenancy. Is taken to hold the property while references are obtained until the initial funds are received. Will be retained by riverhomes if the Tenant withdraws from the Tenancy.
- **Security Deposit** 6 weeks' rent – per Tenancy. To be held by the Landlord or Agent as Stakeholder then registered with the Deposit Protection Service (unless otherwise advised).
- **Pet Deposit** Additional Security Deposit of 2 weeks' rent. To cover the added risk of property damage. This will be protected with your security deposit with the Deposit Protection Service (unless otherwise advised) and may be returned at the end of the Tenancy.
- **Contract set-up fee** £540 (inc VAT) per Tenancy. Referencing all Tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / Landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the Tenancy Agreement. Where necessary also includes referencing the Guarantor.
- **Check in fee (third party)** Dependent on the number of bedrooms and/or size of the property and any outbuildings, plus £42 (inc VAT) arrangement fee per check in.

### DURING YOUR TENANCY

- **Renewal Fee (Tenant's share)** £270 (inc VAT) Contract negotiation, amending and updating terms and arranging a further Tenancy Agreement, and Right-to-Rent follow up checks.

### OTHER FEES AND CHARGES

- **Lost Security Items** Variable – depends on cost of item lost plus £42 (inc VAT) arrangement fee per item, obtaining necessary permissions, sourcing providers.
- **Unpaid Rent / Returned Payments**, Interest at 3% above Bank of England Base Rate from date due.
- **Professional Cleaning (if required)**, Variable – depends on level of cleaning and contractors. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy plus £42 (inc VAT) arrangement fee per clean.
- **Variation of Contract Fees** £50 (inc. VAT) per request. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.
- **Change of Sharer Fee** £50 (inc. VAT) per replacement Tenant. 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** £50 (inc. VAT) per Tenancy plus all rent due under the Tenancy until the start date of the replacement Tenancy. Should the Tenant wish to leave their contract early, they shall be liable for the Landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
- **Future Landlord Reference Fee**, £50 (inc. VAT) per request. Collating information and preparing a reference for a future Landlord or letting agent.

For Houseboats; 'Licensor' replaces the term 'Landlord', 'Licencee' replaces 'Tenant', 'Licence' replaces 'Tenancy' & 'Tenancy Agreement' and 'Licence Fee' replaces the term 'Rent'.

#### CLIENT MONEY PROTECTION



#### INDEPENDENT REDRESS



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