

# Permitted tenant charges.

## Assured Shorthold Tenancy's (AST)

### Before tenancy commencement:

#### **Holding deposit (per tenancy)**

Equivalent to one week's rent or less, this will reserve the property for fourteen days (or longer if agreed) to allow the relevant paperwork and referencing (including Right to Rent) for the tenancy to be completed. It will be retained if you withdraw your application or fail the referencing process (which includes providing false/misleading information) or fail to complete the tenancy agreement.

#### **Deposit (if the rent is under £50,000 per annum)**

Equivalent to five weeks rent. This will be protected in the Tenancy Deposit Scheme and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

#### **Deposit (if the rent is between £50,000 and £100,000 per annum)**

Equivalent to six weeks rent. This will be protected in the Tenancy Deposit Scheme and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

### During the tenancy:

#### **Variation of contract (at tenant's request) £50.00 inc vat per agreed variation inc vat per agreed variation**

To cover costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

#### **Change of sharer/tenant (at tenant's request) £50.00 inc vat per replacement tenant or any reasonable costs 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 (tenants 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.

### Other fees, charges and information:

#### **Unpaid rent**

Interest will be charged at 3% above the bank of England base rate for rent that is unpaid for 14 days or more, charged for each day that is outstanding. 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 for the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the costs for 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 £15.00 per hour inc vat, for the time taken replacing lost keys or other security devices.

#### **Tenant protection**

Pilgrims are a member of which is a client money protection scheme. As well as members of the property ombudsman scheme for letting (TPOS), which is a redress scheme.