



EDWARD KNIGHT

ESTATE AGENTS

Fees Payable By Tenants

Holding Deposit:

The equivalent of 1 weeks rent will be taken prior to references being applied for. If references are successful, the holding deposit will be used as part payment towards the first months rent or deposit (or refunded if required although the full rent/deposit will still be payable). The holding fee **will be refunded** in full within 7 days if: the tenancy agreement is signed, the landlord decides to withdraw from the proposed tenancy or the agreed deadline for the agreement passes without the tenancy agreement being signed and no new deadline is agreed in writing. The holding fee **will not be refunded** if: the tenant provides false or misleading information on their application (please see referencing criteria for more details), fails the "Right to Rent" check, withdraws from the property (unless the landlord has acted in such a way that the tenant couldn't reasonably be expected to proceed with the tenancy) or fails to take all reasonable steps to enter into the tenancy agreement. **Holding fees are not transferrable from one property to another.** You will be notified in writing within 7 days or by the agreed tenancy start deadline (whichever is the sooner) if your application has been unsuccessful and the reasons why. The holding fee will be refunded by bank transfer, regardless of how it was paid.

Tenancy Deposit:

Upon signing the tenancy, you will pay a deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or above). This will normally be protected in The Deposit Protection Service (The DPS) tenancy deposit scheme (you will notified in writing if a different scheme is used by the landlord of the property you have chosen) and confirmation of this will be sent to you after the tenancy has started. The deposit must be cleared before the tenancy can begin. **Credit cards not accepted.**

Rent:

One month's rent must be paid in cleared funds before the tenancy can begin. Attempting to pay the first month's rent by personal cheque or credit card on the day you move-in will result in a delay whilst the cheque clears or you pay in cleared funds. **Credit cards not accepted.**

Utilities:

The tenant is responsible for the payment of all utilities used at the property during the tenancy, including communication services and television licence. If any utilities are included in the rent, this will be stated in the tenancy agreement and the tenant made aware. Only the reasonable costs incurred will be charged to the tenant if payable within the rent.

Additional Permitted Fees:

Interest charged on late rent payments: if the rent is more than 14 days late, interest will be payable from the day the rent became due until the day it is paid. You will be charged interest at 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: If the tenant requires replacement keys due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed. If a "fob" has been provided to the tenant for use with a security alarm/garage/door/bollard etc, the costs of its replacement will be payable by the tenant if it is lost/damaged/stolen.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.



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