

HUNTMORE

HOMES

Services & Fees (including VAT)

Holding Deposit (Per Tenancy)

(including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information or fail to sign their tenancy (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing.) Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this money will not be returned. It can, with your agreement be used as a contribution towards your first month's rent or Tenancy Deposit if the Tenancy proceeds to move in/completion.

Equal to 1 weeks (agreed) rent

Tenancy Deposit (per Tenancy) - Rent under £50,000 per year

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

5 weeks rent

Tenancy Deposit (per Tenancy) - Rent of over £50,000 or over per year

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

6 weeks rent

Unpaid and/or late Rent payment(s) - England

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. Please contact us straight away if you are unable to make a payment. We are here

to help so please contact us with any queries. Failure to do so may result in legal action being taken.

Interest at 3% above the Bank of England Base rate from the due date until paid in order to pursue non-payment of rent.

Lost Key(s) or other Security Device

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 costs of a locksmith, new lock and replacement keys for the tenant, landlord 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 lost key(s) or other security device(s).

Tenants are liable for the actual cost of replacing any lost keys(s) or other security device(s).

Variation of Contract (Tenants Request)

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

£50 Inc VAT per agreed variation

Change of Sharer (Tenant's Request)

To cover the costs associated with taking the landlord's instructions, new tenant referencing, Right to Rent checks, deposit registration as well as the preparation of new legal documents.

£50 Inc VAT per replacement tenant or any reasonable costs incurred if higher

Early Termination* (Tenant's Request)

Should the tenant(s) wish to terminate their contract early, they shall be liable for all costs, fees and charges incurred by the landlord for allowing the early termination including the agent's existing or reletting fees, as well as the rent due under the tenancy until the start date of the replacement tenancy.

This is not an automatic right and will be reviewed & agreed on a case by case basis.

Exceptional Circumstances (Tenant's Request)

If extra costs are incurred there will be a charge of £15 per hour inc VAT for the time taken by the Landlord/Agent in certain limited circumstances. Such costs will be verified in writing in advance where possible. Charges may occur for example when; replacing lost key(s) or other security device(s) eg time taken/costs incurred for delivery to the property. For a Saturday checkout where an alternative date has been provided (at no cost) the cost of the checkout will be charged if this

is carried out by an independent 3rd party or as above if done by the local branch. Checkout Costs will vary and may be viewed under the Landlord Fees;

If extra costs are incurred there will be a charge of £15 per hour inc VAT for the time taken by the Landlord/Agent in certain limited circumstances.