

As of 1st May 2024

PERMITTED PAYMENTS

(TENANTS)

Item / Service	Permitted payment as per schedule 1 of Tenant Fee ban 2019
<p>A refundable* holding deposit (to reserve a property)</p>	<p>equivalent to one weeks rent (monthly rent x 12 / 52) = 1week rent</p>
<p>Security (dilapidations) deposit</p>	<ul style="list-style-type: none"> • Annual rent < £50,000 Equivalent to five weeks rent (monthly rent x 12 / 52) x 5 = Security / dilapidations deposit • Annual rent > £50,000 Equivalent to six weeks rent (monthly rent x 12 / 52) x 6 = Security / dilapidations deposit
<p>Lost / Additional Keys</p>	<ul style="list-style-type: none"> • Yale Standard 5 pin £9.95 inc VAT • Yale Standard 6 pin £12.95 inc VAT • Silver Mortice £12.70 inc VAT • Chubb Brass £13.70 inc VAT • Security key style 1 (known as MT5 suite) £49.95 inc VAT • Security key style 2 (known as (silver) ISEO Security Keys) £49.95 inc VAT • £150 inc VAT per bedroom lock change – must be organised through Aston Vaughan for security reasons to include new management key and Landlord key • £X per front (communal) door lock – charge by quotation <p>2 (free of charge) bedroom keys (where applicable) given to named tenants on move in – all bedroom door keys will be labelled on key rings with door number listed. If tenant loses both keys, they must change the lock</p> <p>1 (free of charge) front door key (set) provided to each named tenant on move in</p> <p>We are unable to lend out management keys for any reason nor deliver any replacements. Orders can be collected from your local office or sent via post (subject to an additional £7.50 postage fee)</p>
<p>Company Lets (Where a company take on a residential tenancy agreement as the tenant)</p>	<p>£600 inc VAT (non-refundable) administration/reservation fee + Rent + Security / dilapidations deposit (calculated as above)</p>
<p>Early termination* of tenancy (Surrender) subject to both parties approval</p>	<p>£720 inc VAT payable by the Tenant, or split by negotiation. Strictly subject to contract, *early termination charge will not exceed the rental payments that would have been due had the tenancy run until its end</p>
<p>Variation fee</p>	<p>Tenants may be charged £50 inc VAT for any changes made to the contract after it has been signed subject to the Landlords acceptance</p>

*refundable (expanded)

Refundable if the landlord decides not to rent the property, Refundable if the landlord decides not to rent the property. This amount may be refunded or used towards the monies due upon tenancy sign up

Non-refundable if a tenant/applicant

- provides false or misleading information which reasonably affects the Landlords decision to let the property to them
- fail a right to rent check
- withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement

Late Rent: Interest of 3% above the current Bank of England base rate will be levied for each day the rent is late - after 14 days lapse.

