

Before Tenancy

Holding Deposit (per tenancy)

One week's rental

(monthly rental x 12 / 52 = one weeks rent)

This is to reserve a property. Please Note: This may be withheld if any relevant person (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 agreement within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

- This holding deposit can contribute towards your first month's rent that is due before tenancy can begin, you will need to give us your express permission to be able to do this. (A form will be provided.)

Security Deposit

5 Weeks Rental (if rental under £50k a year)

(rent x 12 / 52 x 5)

6 Weeks Rental (if rental over £50k a year)

(rent x 12 / 52 x 6)

This covers potential damages or defaults on the part of the Tenant during the tenancy.

Advance Rental

1st Months' rental due in advance.

During Tenancy

Tenancy Change Over

£50.00 (Inc. VAT) per replacement Tenant or any reasonable costs incurred if higher.

This is 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.

Variation of Contract (Tenants Request)

£50.00 (Inc. VAT) per agreed variation.

This is to cover the costs associated with taking Landlords instructions as well as the preparation and execution of new legal documents.

Lost Keys or Other Security Devices

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 cost of a locksmith, new lock and replacement key for the Tenant, the Landlord and any other person 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 key(s) or other security device(s).

Unpaid/Late Rental Payments

Interest is charged at 3% above the Bank of England Base Rate from Due Date until paid in order to pursue non-payment of rent. Please Note: This will be levied if rental is more than 14 days in arrears.

All fees listed are in line with the Tenant Fees Act 2019.

Viewings

If you would like to view any properties from the enclosed list, please call our office on 01865 728999 or email enquiries@hutton-parker.co.uk to arrange a viewing.

We can carry out viewings Monday – Friday 9.00am – 5.15pm.

Please Note: We must supply any current Tenants with 24 hours notice of our intended visit.