

TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 SEPT 2019

www.wrexrent.com

Holding Deposit (per contract):

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the contract, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their occupation contract (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Early termination of a contract:

Early termination of a contract will be considered by the agent / landlord and negotiations on any cost will be determined on the individual circumstances. However, it should be noted that there is no guarantee that the landlord will agree to a proposed early termination and where no such agreement is made, the tenant (contract-holder) will remain liable for the total sums as required in the occupation contract. The landlord is fully within their rights to expect to be paid for the entirety of the tenancy.

Rent Arrears / Returned Payments:

The Contract-Holder shall pay to the Agent interest at the rate of 3% per annum above the Bank of England's base rate from time to time on any rent or any other money payable under this Contract remaining unpaid for more than seven days after the day on which it became payable.

Avoidable or purposeful damage to the property:

Contract Holders are liable to the actual cost of remedying any damage incurred. The Contract-Holder shall pay to the Landlord the material costs and, if applicable, Contractor costs of remedying the same. The Landlord shall provide an invoice or a receipt as evidence of loss.

Lost key(s) or other Security Device(s):

Where, due to the Contract-Holder's breach of contract, a lock to the Premises must be changed, added or removed, or a key, or other security device which secures access to the Premises must be replaced, the Contract-Holder shall pay to the Landlord the material costs and, if applicable, Contractor costs of remedying the same. The Landlord shall provide an invoice or a receipt as evidence of loss.

Emergency/out of hours call-out fees:

Where, the Contract-Holder's breach of contract results in the agent (or their nominated contractor) attending the property outside of normal office hours, the Contract-Holder shall pay to the Landlord the material costs and, if applicable, Contractor costs of remedying the same. The Landlord shall provide an invoice or a receipt as evidence of loss.

Missed Appointments

The Contract-Holder has a responsibility to attend an appointment with the Agent/ Landlord/ Contractor that has been confirmed both parties in writing (by email or text message). If the Contract Holder is to default on this responsibility, any costs incurred by the Agent or Landlord will be recharged to the Contract Holder as a payment in default. The Landlord shall provide an invoice or a receipt as evidence of loss.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme