

## CONTRACT HOLDER FEES

### **Holding Deposit (per tenancy):**

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 tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (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.

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