

Letting Fees and Costs for Tenants

As of the 1st June 2019 there are no tenancy application fees however as well as paying the rent, you may also be required to make the following permitted payments:

The Security Deposit:

This will be equal to one months rent, is payable at the start of the tenancy and will be registered with one of the approved deposit protection schemes.

Before the Tenancy starts:

Holding deposit. This will be taken when a completed application pack has been presented and we intend to process it. It will not exceed the equivalent of one week's rent. Under certain circumstances it will not be refundable, please refer to our Application Guidance and Application Form.

During the Tenancy:

- i) Late rent. Once your rent is more than 14 days overdue you will be charged interest at the rate of 3% above the Bank of England Base Rate.
- ii) Payment of the actual reasonably incurred costs for the loss of keys/security devices. New keys must be collected from the office. If the loss of a key reasonably necessitates the locks being changed you will be charged the actual cost of the locksmith.
- iii) Variation of the contract if requested by the tenant £50.

Early Termination of Tenancy:

If you request to terminate the tenancy agreement early you will be responsible for paying the rent due until the end of the fixed term or until a new tenant moves in, whichever is the sooner. You may also be charged the agent's reasonable costs for finding, referencing and moving in the new tenants.

Other permitted payments:

Contractual damages suffered by the Landlord are also a permitted payment.

Tenancy Agreement

During the tenancy the tenancy agreement will also make you responsible for paying bills associated with the property which will include Council Tax, Utility payments (Gas, Electric, Water, Sewage), communication services (broadband,

TV licence, phone, installation of cable/satellite).

Tenant Protection

ADR (Alternative Dispute Resolution)

Town & Country Letting Agents is a member of PRS (Property Redress Scheme). For more details see our Complaints Process which is available via the Town & Country website.

CMP (Client Money Protection)

Town & Country Letting Agents is a member of UKALA (UK Association of Letting Agents) with UKALA Total Loss CMP. For more details see the UKALA web site.