

TENANT FEES SCHEDULE



vision-properties.co.uk

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

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).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.

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

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.

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

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

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 costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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



CLIENT MONEY PROTECTION: **propertymark**
www.propertymark.co.uk

INDEPENDENT REDRESS: **The Property Ombudsman**
www.tpos.co.uk



TENANT FEES SCHEDULE



(FOR EXISTING ASSURED SHORTHOLD TENANCIES (ASTs) ENTERED INTO PRIOR TO 1 JUNE 2019)

	INCL. VAT	NOTES
BEFORE YOU MOVE IN		
Set up fee	£120	Cost is shared between tenant and landlord. Charge shown is tenant's share. Includes: referencing for single tenant, contract negotiation and arranging the Tenancy Agreement and Inventory.
Additional tenant fee	£90	Cost is shared between tenant and landlord. Charge shown is tenant's share. Includes referencing for each additional tenant.
Guarantor fee	£60	Credit checking / referencing of guarantor if required.
DURING YOUR TENANCY		
Tenancy renewal fee	£60	Cost is shared between tenant and landlord. Charge shown is tenant's share. Includes for: contract negotiation, amending and updating terms and arranging a further tenancy and agreement.
Room change in shared house	£90	When requested by tenant and agreed by landlord. Charge includes for check out inspection of current room and preparation of Inventory (including photos) for new room.
Call out	£60	Where actions of the tenant results in the agent (or nominated contractor) attending the property. Charge stated is per hour and for labour only. Additional, actual costs incurred to be paid by tenant also i.e. materials, lost keys/fobs.
Call out (out of hours)	£120	Where actions of the tenant results in the agent (or nominated contractor) attending the property. Charge stated is per hour and for labour only. Additional, actual costs incurred to be paid by tenant also i.e. materials, lost keys/fobs.
END OF YOUR TENANCY		
Professional cleaning	See notes	Please note that this is only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy. The charge will be deducted from the Security Deposit. Please note that there is a minimum call out charge of £54 including VAT.

Vision Properties are part of the ARLA Propertymark Client Money Protection (CMP) Scheme and The Property Ombudsman (TPO) Redress Scheme

The Propertymark Conduct and Membership Rules can be found here: www.propertymark.co.uk/working-in-the-industry/member-requirements/