

Tenant Information including Tenant Fees

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| <u>Holding Deposit - One week's rent - to reserve a property.</u> | This will be refundable unless: the applicant withdraws from the tenancy, fails a Right-to-Rent check, provides materially false or misleading information, or fails to sign their tenancy agreement within 15 calendar days (or other deadline as mutually agreed in writing). |
| Security Deposit - Rent under £50,000 per year - Five weeks' rent | This covers damages or defaults during the tenancy that will be refundable at the end of the tenancy. |
| Security Deposit - Rent of £50,000 or over per year - Six weeks' rent | This covers damages or defaults during the tenancy that will be refundable at the end of the tenancy. |
| <u>Late payment of rent</u> | Interest at 3% above the Bank of England Base Rate for late payment of rent (i.e. more than 14 days overdue) from the due date until paid. |
| <u>Lost Key(s) or other Security Device(s)</u> | Tenants will be liable for the actual cost of replacing lost keys or other security device. |
| <u>Variation of Contract - (Tenant's Request)</u> | To cover the costs of taking landlord's instructions and preparation of new contract capped at £50.00 or reasonable costs if higher. |
| <u>Change of Sharer - (Tenant's Request)</u> | To cover the costs of taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration and preparation of new tenancy agreement capped at £50.00 (per replacement tenant or any reasonable costs incurred if higher) |
| <u>Early Termination - (Tenant's Request)</u> | The tenant shall be liable to the landlord's/agent's reasonable costs in re-letting the property including rent due under the tenancy until the start date of the replacement tenancy and/ or the reasonable costs to the landlord/agent (such as referencing and marketing costs). |

Robert Leech register all security deposit with the Deposit Protection Service (DPS) – Membership No. 1165940. Deposits are transferred to the DPS within 1 week of the commencement of a tenancy to an individual account.

Robert Leech is a member of the [SAFE AGENT](#) scheme giving you the peace of mind that comes with this government approved protection.

Robert Leech are members of the government approved redress scheme – the Property Ombudsman that provides redress in the unlikely event of a dispute being unable to be resolved.

[Deposit-Protection-Overview-For-Tenants.pdf](#) (computershare.com)

Robert Leech register and transfer all security deposits with the DPS (Deposit Protection Service) – Membership No: 1148177 within a week of the commencement of the tenancy. If keys are not returned at the end of a tenancy a charge for the cost of changing the locks or replacing security devices may be form part of the determination of the refund of the security deposit.