



Tenant Fee Information

<p><u>Holding Deposit</u> – Equivalent to one weeks rent – to reserve a property</p>	<p>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).</p>
<p><u>Security Deposit</u> – Annual rent under £50,000 – Five weeks rent</p>	<p>This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.</p>
<p><u>Security Deposit</u> – Annual rent £50,000 or over – Six weeks rent</p>	<p>This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.</p>
<p><u>Zero Deposit Scheme</u></p>	<p>Johnsons are registered with the Zero Deposit scheme (www.zerodeposit.com). This deposit option costs the equivalent of one weeks rent plus £49 at the point of moving in, and then £17.50 per year until the end of your tenancy. At the end of the tenancy if the lettings agent finds that you owe rent or have damaged the property, you will need to pay for it yourself. If there is a dispute the Zero Deposit Scheme will evaluate the evidence and make an impartial judgement to determine what charges should be made.</p>
<p><u>Late payment of rent</u></p>	<p>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.</p>
<p><u>Lost Key(s) or other Security Device(s)</u></p>	<p>Tenants will be liable for the actual cost of replacing lost keys or other security device.</p>
<p><u>Variation of Contract (Tenants request) – Including a request for a change of sharer</u></p>	<p>To cover the costs of taking landlord’s instruction and preparation of new contract capped at £50.00 or reasonable costs if higher.</p>
<p><u>Early Termination – (Tenant’s Request)</u></p>	<p>Following the request of an early termination to the tenancy the tenant shall be liable to the landlord’s/agent’s reasonable costs in re-letting the property (including the rent due) until the start date of the replacement tenancy.</p>
<p>Independent Redress provided by The Property Ombudsman</p>  <p>www.tpos.co.uk</p>	<p>Client Money protection provided by Money Shield</p>  <p>www.money-shield.co.uk</p>