

TENANT FEES SCHEDULE

ASSURED SHORTHOLD TENANCIES (ASTs)



HOLDING DEPOSIT	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)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
LOST KEYS(S) OR OTHER SECURITY DEVICES(S)	Tenants are liable to the actual cost of replacing any lost key(s) or other security devices(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 house (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 (per tenant where applicable). 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 ate 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.

<p>CLIENT MONEY PROTECTION:</p> <p>RICS</p> 	<p>INDEPENDENT REDRESS:</p> <p>PROPERTY REDRESS SCHEME</p> 
--	--

Grindell House, 35 North Bar Within, Beverley, HU17 8DB

01482 389651 lettings@qandc.net www.quickclarke.co.uk