

## Tenants - Costs associated with your tenancy

These are all the costs you will have associated with your tenancy:

<p><b>Holding Deposit</b></p>	<p>One week's rent. This is to reserve a property – once received we will stop marketing the property.</p> <p>The holding deposit is not a fee and is usually refundable. For convenience when your tenancy starts your Holding Deposit will become part of your first rent payment, to be added to by you with the extra amount needed to meet the required amount.</p> <p>Please Note: The holding deposit will not be refundable if any applicant or their guarantor:</p> <ul style="list-style-type: none"> <li>• withdraw from the tenancy</li> <li>• fail a Right-to-Rent check</li> <li>• provide materially significant false or misleading information</li> <li>• fail to sign their tenancy agreement (and/or any Deed of Guarantee) within 15 calendar days (or other deadline for Agreement agreed in writing).</li> </ul> <p>In these cases we will advise we are not progressing with your application and start marketing the property.</p> <p>If Maxine Lester Lettings or the landlord chooses to not progress with your application for reasons other than those shown above, then the holding deposit will be refunded.</p>
<p><b>Security Deposit</b></p>	<p>Five weeks' rent (or six weeks for rents over £50,000 p.a.).</p> <p>This covers any damages or defaults on your part during the tenancy. These will be identified at the end of the tenancy, comparing the condition of the property with the condition shown in the Inventory and Schedule of Condition you agree at the start of the tenancy.</p> <p>Please note we also have a <b>Deposit Alternative Scheme</b> with Reposit. Providing both you and your landlord agree Reposit can be used then you pay a non-refundable fee of 1 weeks' rent to Reposit plus £30 for the second and each subsequent year of the tenancy. They will then cover any end of tenancy damages or defaults (up to the equivalent of 8 weeks rent).</p> <p>Reposit will then seek to recover these costs from you, so this is not an insurance as you are still liable for the cost of all damages and defaults. The benefit to you is you do not have to tie up 5 weeks of rent as a Security Deposit.</p> <p>More details at <a href="https://www.maxinelester.co.uk/no-deposit-protection">https://www.maxinelester.co.uk/no-deposit-protection</a></p>
<p><b>Rent</b></p>	<p>At the agreed monthly rate, to be cleared into the Maxine Lester account by the day of the month specified in your tenancy.</p> <p>Please note, consistent late payment, even by a few days, will be considered a breach of the tenancy and may put your tenancy at risk</p>
<p><b>Utilities and Council Tax</b></p>	<p>You are responsible for all your utilities (gas, electric, water, phone, broadband), plus Council tax, unless a specific agreement is written into your tenancy to include these with your rent.</p>
<p><b>Late rent payment</b></p>	<p>You will be charged interest on late rent payments 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.</p>

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<b>Lost keys and security devices</b>	You are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, or systems to be reprogrammed, the actual costs of a technician or locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys or devices will be charged to you. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken as a result of the lost key(s) or other security device(s).
<b>Variation of Contract</b>	Where you request a change to the tenancy there will be a charge of £50 (inc. VAT) per agreed variation. This covers the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Pets</b>	Where you wish to add a pet to an existing tenancy this will be considered a Variation of Contract and therefore there will be a charge of £50 plus VAT.  There will also usually be an increase of rent of £20 for each pet to cover the extra risks faced by the landlord of having pets in the property.
<b>Change of Sharer</b>	Where you request a change to the people on the tenancy there will be a £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.
<b>Early Termination</b>	Where you request to end your tenancy earlier than the date agreed in the tenancy then you will need to meet 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 payable if the tenancy ran to the date agreed in the tenancy.
<b>Missed appointments</b>	Where appointments are agreed for staff or contractors to visit the property for specific activities and those activities can't be completed due to you not fulfilling the agreement then our time and that of contractors is chargeable at £15 per hour including VAT
<b>Breach and Damages</b>	Where you are in breach of any of the terms of your tenancy then you may incur costs for damages associated with that breach where it can be shown Maxine Lester Lettings, your landlord or anyone else has suffered a loss as a result of your breach of the tenancy.

### Non-Housing Act Tenancy (e.g. If a Company is the tenant)

You will pay the Changeover Fee of £595 plus £50 for any tenancy renewal or extension (inc. VAT)

We have client money protection through	
For independent redress we are members of	

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