

# RESIDENTIAL TENANT FEES AND CHARGES



## Assured Shorthold Tenancy (AST)

- Most common type of tenancy if you rent from a private landlord or letting agent
- You don't live with your landlord
- Your rent is less than £100,000 a year, the tenant is an individual and is using the property as their main home

### Holding Deposit – 1 week rent

This is used to reserve a property. This can be held for a maximum of 15 calendar days or an agreed alternative deadline for agreement.

The Holding Deposit can be put towards the first month's rent or Tenancy Deposit. The landlord or agent can keep the Holding Deposit if the tenant pulls out, fails a Right to Rent check, provides false or misleading information or drags their feet by the deadline for agreement.

### Tenant Deposit

5 weeks' rent (If the rent is less than £50,000 per year)

6 weeks' rent (If the rent is more than £50,000 and less than £100,000 per year)

Your money will be protected under Tenant Deposit Scheme until you move out. This covers damages or defaults on the part of the tenant during the tenancy.

### Early termination (at landlord's discretion)

All costs, fees and charges incurred by the landlord for allowing early termination including the agent's existing or re-letting fees. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

### Specially negotiated clauses

Any tenancy agreement specially negotiated clauses agreed after the tenancy agreement has been signed (tenant's request) : £50.00 (incl.VAT)

### Change of sharer

£50.00 (incl. VAT) - per replacement tenant or any reasonable costs incurred if higher

### Unpaid, Late rent payments

3% above the base rate of Bank of England per annum, calculated daily.

### Lost keys

Any cost for the replacement of keys, fobs, security devices or associated items which have been lost, damaged or broken.

### Bank Charges

There is no charge for payments to UK bank accounts, if you ask us to pay to an overseas account, we'll charge £30 per payment



Gayle Chien Ltd are members of the below:  
PropertyMark Client Money protection Ref C0128757  
The Property Ombudsman Member No D14279