

## LETTINGS FEES AND CHARGES

To Tenants

Before you move in:

A Holding Deposit The equivalent of 1 weeks rent to be paid when you submit your application This is to hold the property during the Deadline for Agreement (or until Your Application is declined if this is a shorter period). If your application is successful and you proceed with the Tenancy it will be refundable by setting it against your first months rent or will be refundable to you if the landlord decides not to proceed with the tenancy despite receiving satisfactory credit checks and references and you **NOT** triggering any of the grounds noted below which would make the Holding Deposit non returnable. The holding fee will be NON REFUNDABLE if you:-

Fail to declare any past or current County Court Judgements.

Fail to declare any past or present adverse credit, bankruptcy or Individual Voluntary Arrangements.

Fail to declare any past or present rent arrears or breaches of a previous tenancy agreement (i.e. damage to the property or anti-social behaviour.

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USES - WE COULD

Provide us with false or misleading information relating to your employment and income.

Fail a Right to Rent Check.

Fail to comply with reasonable requests for information (i.e. ID, Proof of residence, information required for a credit check etc) within the 14 day deadline for agreement or where you fail to complete the lease within 14 day deadline for agreement or change your mind regarding letting the property for whatever reason.

Conduct Yourself in a manner which reasonably effects our decision whether or not to let a property to you (ie. You act in an anti social or aggressive manner or provide us with false or misleading information).

In the event that we retain your holding deposit you will be notified in writing within 7 days.

<u>A Bond</u> A bond of usually 1 months rent to be held in the Deposit Protection Service.

The First Rental Payment Normally 1 months rent.

## **During the Tenancy:**

Interest on overdue rent if the payment has been overdue for 14 days or more at 3% above the current Bank of England Base Rate.

The cost of replacement of lost keys or security devices giving access to the property.

The cost of making good any damage to the property caused by you during or at the end of your Lease.

Lease Amendment Fees £50 including V.A.T. – If you request and the Landlord consents to change parties to a joint tenancy, allow you to keep pets, run a business from the property or make any other amendments which alter the obligations of the agreement.

Early Termination Fees In some cases your Landlord may consent to you terminating your Tenancy before the end of its term, if you so request, and the fee the Landlord might charge you in these circumstances, if they give consent, would be no more than the loss the Landlord would incur, ie the total of rent due for the remainder of the Tenancy, or if a suitable replacement tenant is found during the Tenancy, the rent up to the time that the Tenant takes occupation and our Letting Fees (subject to a cap that the rent and our Letting fees that you will pay will not exceed the total rent due up to the end of the Lease if the early termination not taken place).

N S Bennett and Associates are regulated by the Royal Institution of Chartered Surveyors and have a complaints procedure including recourse to the Property Redress Scheme for non business and the CEDR for business Clients. All Clients money is held in our Clients account and all Tenant's deposits are held by the Deposit Protection Service.

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