

TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments either prior to commencement or during the tenancy. All amounts are shown as inclusive of VAT where applicable

Prior to tenancy commencement

- A Holding Deposit of £150 (or the equivalent of one week's rent where the monthly rent is less than £650pcm) is payable with application. This deposit is then offset against the Security Deposit which is prior to the commencement of the tenancy.
- A Security Deposit equal to 5 weeks rent is taken on or prior to the commencement of tenancy. It is calculated as $((\text{value of rent} * 12) / 52) * 5$ e.g. a rent of £1,000pcm would result in a Security Deposit of £1,153

During the tenancy

All tenants may be charged one or any of the fees listed below as per the terms of their tenancy agreement if permitted and applicable:-

- Replacement of lost keys or other security devices to give access to a property e.g. automatic gate entry fobs where the loss or damage is the fault of the tenant. The amount will be limited to the cost per item of the replacement items
- Interest on rent arrears over 14 days which is limited to 3% above base rate
- Payment for damages for a breach of a condition of the tenancy agreement where the cost is incurred due to misuse or not returning the property in the required condition at the end of the tenancy. In the case of misuse the amount will be the cost incurred to rectify the issue. In the case of end of tenancy damages the amount will be the costs allowable as per the tenancy agreement and Deposit Scheme legislation
- A charge of £50 will be made where the tenant has requested a variation, assignment or novation to the tenancy agreement e.g. adding a new tenant or permitted occupier. The charge will be per change and not per item e.g. adding a permitted occupier and changing the name of a tenant on one tenancy at the same time will incur one charge of £50

- A payment due to the early termination of a tenancy (either periodic or fixed term) where the required notice has not been given by the tenant which results in a loss to the Landlord e.g. rent due in lieu of notice and other reasonable costs associated with the early termination e.g. a pro-rata charge of the Landlord's re-let fee based on length of tenure
- Utilities e.g. gas, electricity, water and oil. The cost will be dependent on the usage and supplier pricing tariff
- Communications e.g. satellite, cable, telephone & internet. The cost will be dependent on the usage and supplier pricing tariff
- Council Tax payments which are as per the current property banding charge for the applicable Local Authority
- Television Licence costs will be due where it is required due to the tenants equipment and is as per the current supplier pricing structure.

Lodge Lettings Ltd is a member of The Property Ombudsman and as such abides by their redress scheme details of which can be found at

<https://www.tpos.co.uk/>

Lodge Lettings Ltd is a member of UKALA and as such protects Client's money under their scheme details of which can be found at

<https://www.ukala.org.uk/client-money-protection-cmp/>