

TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES
(ASTs SIGNED ON OR AFTER 1st JUNE 2019)

www.soloestates.co.uk

Holding Deposit (per tenancy)	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 Gaurentee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent over £50,000 per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security devices. If the loss results in locks needing to be charged 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 hour (inc VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request)	£50.00 (inc. VAT) per agreed variation. 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)	£50.00 (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 Rights-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 reletting 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 outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:
www.tenancydepositscheme.com



INDEPENDENT REDRESS:
www.tpos.co.uk

