Jayson Russell – Tenant Fees Schedule

Holding Deposit (per tenancy)	One week's deposit. This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail a Right-to-Rent check, provides materially significant false or misleading information, or fail to Sign their tenancy agreement (and/ or Deed of Guarantee) 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 damage or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	**Six weeks' rent.** This covers damage or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest 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.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, 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 (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 (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 Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	If you want to end the tenancy You will be able to end the tenancy at any point by giving your landlord notice. This must be done: •so the tenancy ends on a day when the rent is due or the day before the rent is due •in writing, for example, by letter or email You will need to give your landlord at least 2 months' notice. You can agree a shorter notice period with the landlord in writing, as long as the landlord agrees and any other tenants named on the tenancy agreement also agree.

INDEPENDENT REDRESS

The Property Ombudsman

CLIENT MONEY PROTECTION:

Safe agent