

# TENANTS COSTS

Thank you for your interest in letting a property through Edwards Estate Agents, below is a schedule of the costs that you can expect when letting a property with us.

<p><b>Referencing</b></p>	<p>Prior to the creation of a tenancy, references will be taken on each tenant who is 18 years old, or will be 18 years old during the course of the initial term of the tenancy. In order to commence the referencing process a holding deposit equivalent to one weeks rent will be paid by the tenant. The holding deposit will be used towards the first months rent and deposit if the application is successful.</p> <p>In the event that the landlord withdraws then the deposit will be returned to the tenant.</p> <p>In the event that the tenant withdraws from the agreement, fails referencing/right to rent checks due to false or misleading information, whether previously known or not, or does not take the reasonable steps to enter an agreement within 15 days after a holding deposit has been received then the holding deposit will not be returned. Should this happen the reasons will be confirmed in writing to you.</p> <p>Our application forms will be forwarded to you via DocuSign, the online signature and document system for completion. We also forward our Tenancy Agreements via DocuSign for signature</p>
<p><b>At Move In</b></p>	<p><b>One month's rent in advance and/or a proportion of rent to the 1<sup>st</sup> of the month</b></p> <p>All rents are due on the date the tenancy starts, (eg tenancy start date 8<sup>th</sup> July – rent is due 8<sup>th</sup> of the month)</p> <p><b>Deposit equivalent to 5 weeks rent</b></p>
<p><b>Further Fees</b></p>	<p><b>Pets</b></p> <p>Should the Landlord agree to a pet being kept at the property there would be an extra charge of £25 pcm per pet.</p> <p><b>Amendment Fee £60 Inc VAT / £120 Inc VAT</b></p> <p>Where a tenant requests a change to the tenancy agreement, i.e. Pets, Break Clauses, Permitted Occupants and others, there will be a charge of £60 (£50 plus VAT). If new references are also required the charge will be £120 (£100 plus VAT)</p> <p><b>Lost Keys or Security Items</b></p> <p>For lost keys, damaged locks. Obtaining necessary permissions, sourcing providers and travel costs. You will be responsible for the associated costs levied by the contractors, management companies and any other related parties in replacing/repairing keys/locks.</p> <p><b>Early Termination</b></p> <p>If a tenant requests to leave before the end of their tenancy, they will be required to pay the rent and all utility bills until such time as a new tenant signs an assured shorthold tenancy agreement releasing the tenant from their legal obligations, in addition the tenant will be required to pay the landlords reletting costs.</p> <p><b>Unpaid rent/returned payments</b></p> <p>Interest is charged at 3% above the Bank of Englands annual percentage rate for each day that the payment is outstanding. . There is a charge of £15.00 + VAT for a rental arrears letter, should the need arise.</p>

Edwards are members of The Property Ombudsman (TPOS), which offers independent redress to its clients. As members we adhere to its strict guidelines on operating procedures. Further details of the scheme are available at [www.tpos.co.uk](http://www.tpos.co.uk). Edwards are also members of MoneyShield, a Client Money Protection Scheme, ensuring your rent and deposit are protected from misappropriation, by an Insurance backed scheme.