

## Tenant Fees

Description	Fee
Deposit <sup>1</sup>	Up to 5 weeks rent for tenancies under £50,000PA, and up to 6 weeks for tenancies over £50,000PA
Holding Deposit <sup>2</sup>	The equivalent of one week's rent
Reletting cost during tenancy <sup>3</sup>	The cost of remarketing the property that would be borne by the landlord(s)
Late rent	Chargeable from 14 days arrears calculated on the interest at 3% above Bank of England base rate on the late payment of rent for each day that the payment is outstanding
Loss of Key/ Security Device	We can charge a tenant a fee to cover the cost of replacing the lost key or security device (e.g. fob, electronic device for garage doors / security gates)
Company Let fee	£100+VAT
Payment on variation, assignment or novation of a tenancy	£50+VAT
Missed contractor appointment <sup>4</sup>	Contractor callout fee
Utilities, Council Tax and tenant insurance	The tenant will be liable for all utilities including council tax, unless stated within their tenancy agreement. The tenant would be liable for their own contents insurance, should they choose to have it.

1. If the property is managed by Bradley Hall, your deposit will be protected with Tenancy Deposit Scheme (TDS). If we only introduce you to the landlord and do not manage the property or tenancy, they may choose to protect your deposit with their chosen scheme.
2. This will be deductible from your first month's rent should the tenancy commence, but is non-refundable if the tenant pulls out of the process
3. If the tenant would like to move out of the property, they will be liable for the landlords' cost of reletting the property. This will typically be between 50-100%+VAT of one month's rent.
4. If an appointment is mutually agreed upon between the tenant and a contractor (e.g. maintenance) and the tenant fails to provide access, they will be liable for the contractors' call out fee, should one be charged.



### Head Office

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