



TENANT CHARGES

Before the tenancy

Holding deposit

One weeks' rent. This is to reserve a property for 15 days.

Please note this will be retained if a relevant person withdraws from the tenancy, provides false or misleading information, fails referencing or right to rent checks, fails to take all reasonable steps to enter into a tenancy agreement within 15 calendar days.

First month's rent

Required in advance in cleared funds.

Pro rata rent

If your tenancy starts between the 11th and the last day of the month, you will be required to pay rent up until the 1st of the following month, plus your first full months rent.

Security deposit

Five weeks rent maximum. Required in advance in cleared funds.

Company referencing and set up fee

£200

This is to pay for verification of company details, credit check, companies house reference and tenancy agreement set up.

Please note: The initial monies will be confirmed and must be paid by debit card or bank transfer. We do not have the facilities to take payments over the phone.

During the tenancy

Utilities, media services, council tax, TV license

As agreed with service providers (unless paid for by the landlord).

Unpaid rent

Late rent payments which are overdue by 14 days or more will be subject to interest at the rate of the Bank of England's base rate, plus 3%. This interest will be charged on the overdue amount for the number of the days that the payment is outstanding.

Tenancy amendment

£50

For all administration amendments such as; adding a pet to the tenancy, change of sharer or adding a new tenant.

Replacement of keys

Yale – £2.50

Chubb – £4.50

Card – £5

If the locks need replacing due to unforeseen tenant circumstances, lost or stolen keys, damage to the lock or keys from the tenant or anyone associated with the tenant, the tenant is liable to pay for the actual cost of a locksmith, new lock and replacement keys for the tenants, agent, landlord and any other persons requiring a key.

Lock out charge

During office hours – £25

Out of office hours – from £50

This is the standard cost for Smeaton Homes staff to attend. However, Smeaton Homes cannot guarantee to attend to every lock out or emergency, and additional costs may be incurred when locksmiths or other third parties are required.

Early termination when requested by the tenant

£50 plus the full cost for the landlord to re-let the property and all rent due under the tenancy until the start date of the replacement tenancy.

Repayment of overpaid rent

£20

All charges are inclusive of VAT.



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