BEAUMONT JONES

Residential Lettings

WWW.BEAUMONTJONES.CO.UK

Tenant Fees Schedule

Beaumont Jones Lettings is a member of the ARLA Propertymark Client Money Protection Scheme and is also a member of an independent redress scheme provided by The Property Ombudsman.

**Please note that the fees listed below are the maximum permitted charges that may apply, unless otherwise stated. All charges are applied in accordance with the Tenant Fees Act 2019 and any applicable legislation.**

Permitted Payments for Assured Periodic Tenancies

## Holding Deposit

**Amount:** One week's rent, payable to reserve a property.

The holding deposit may be retained where a tenant, guarantor, or any other relevant person withdraws from the tenancy, fails a Right to Rent check, provides materially false or misleading information, or fails to sign the tenancy agreement and/or deed of guarantee within 15 calendar days, or by another deadline agreed in writing.

## Security Deposit

**Annual rent under £50,000:** A maximum of five weeks' rent.

**Annual rent of £50,000 or more:** A maximum of six weeks' rent.

The security deposit is held to cover damage, unpaid rent, or other defaults by the tenant during the tenancy.

## Unpaid Rent

Interest may be charged on rent that is more than 14 days overdue. Interest is limited to 3% above the Bank of England base rate.

## Lost Keys or Other Security Devices

The tenant will be responsible for the reasonable actual cost of replacing any lost key, lock, fob, or other security device, where replacement is required because of a breach of contract. Costs will be supported by an invoice or receipt.

## Variation of Contract at the Tenant's Request

**Charge:** £41.67 plus VAT, totalling £50 including VAT, per agreed variation.

This charge applies where the tenant requests a change to the tenancy agreement and the landlord agrees to the variation.

## Early Termination at the Tenant's Request

Where the tenant requests early termination of the tenancy, a charge of £30 including VAT may apply, together with any reasonable costs or losses incurred by the landlord as a result of the early termination. The total charge will not exceed the landlord's financial loss.

**These fees apply where the annual rent exceeds £100,000, where the property is occupied by a company, or where the property is not used as the tenant's main or primary home.**

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| **Check-in Fee – check-in and inventory review:** | £60 plus VAT = £72 inc VAT |
| **Tenancy Agreement Fee – drafting and execution:** | £250 plus VAT = £300 inc VAT |
| **Administration Fee – rent setup, deposit handling and certificates:** | £41.67 plus VAT = £50 inc VAT |
| **Company Referencing Fee – checks and verification:** | £150 plus VAT = £180 inc VAT |
| **Individual Referencing Fee:** | £50 plus VAT = £60 inc VAT (per person) |
| **Extension Agreement Fee – fixed-term extension:** | £100 plus VAT = £120 inc VAT |
| **Change of Sharer Fee:** | £250 plus VAT = £300 inc VAT |
| **Arrears Fee:** | £25 plus VAT = £30 inc VAT |
| **Overpaid Rent Fee:** | £25 plus VAT = £30 inc VAT |
| **Pet Licence Fee:** | £62.50 plus VAT = £75 inc VAT |
| **Guarantor Fees:** | |
| **Guarantor Referencing Fee – checks and references:** | £50 plus VAT = £60 inc VAT (per guarantor) |
| **Deed of Guarantee Fee – drafting and execution:** | £75 plus VAT = £90 inc VAT |

**Please note: The initial monies will be confirmed and must be paid by bank transfer. We do not have facilities to accept cash.**