

Tenants Fee Schedule

Holding Deposit

Prior to moving in and to reserve the property for 14 days, we will require the tenant to make a holding deposit equivalent to 1 week's rent.

Should the tenancy not go ahead due to the tenant withdrawing or if any false or misleading information is provided the deposit is non-refundable. This applies to any information supplied by the tenant to Charmill Residential in the application process or if the tenant fails any checks carried out by the landlord. Should the landlord withdraw from the tenancy for any reasons not stated above then the deposit will be refunded to the tenant in full within 7 days. Should the tenancy proceed, the holding deposit will go towards the tenants first month's rent.

Security Deposit

Annual rent under £50,000
• 5 weeks rental per tenancy

Annual rent of £50,000 or over
• 6 weeks rental per tenancy

A security deposit is held to cover any damage or defaults to the property caused by the tenant during their rent period. The security deposit paid by the tenant will be protected by My Deposits and is to be returned at the end of the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England base rate will be charged daily. This will not be payable until the rent is more than fourteen days in arrears.

Lost Key(s) or other Security Device Charge

The tenant is liable for replacing any key(s), fob(s) or other security device(s) which are lost or damaged during the tenancy. If the loss/damage results in locks needing to be changed then the cost of the locksmith, replacing the keys and all other costs associated will be charged to the tenant to include if the landlord needs these items replaced and other individuals where necessary.

Change to the Contract

(at the tenant's request)

£50 + VAT per change made to contract.

This fee covers the cost of any additional legal documents which will need to be drawn up as well as time and costs incurred for Charmill Residential liaising with the landlord.

Change of Sharers

(at the tenant's request)

£50 + VAT per new sharer (this may be higher if reasonable costs are incurred).

This fee covers the cost of taking landlord's instructions, Right-to-Rent checks, new tenant referencing, deposit registration and drawing up of any new legal documents required.

Early Termination

(at the tenant's request)

If the tenant chooses to terminate their contract early, they will be liable to any landlord costs, fees and charges in re-letting the property as well as paying all rent due until the start of a new tenancy. Please note: these costs will be no more than the outstanding rent on the property.