

Fee Schedule for Applicants & Tenants



This fee schedule for tenants outlines the costs that are applicable to the tenant/applicant becoming a tenant, for more information on Home Estate Agents procedures please refer to our "procedures and information pack for applicants & tenants". Please note that these procedure apply to all company branches.

Holding deposit

- The applicant may be required to pay a holding deposit to reserve a property on rental market, this will be the equivalent to one week of the monthly rental amount.
- The holding deposit is calculated at monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year).
- Should references and right to rent checks be acceptable, the holding deposit is put towards the first month's rent in advance (for your chosen property).
- Should the applicant have provided misleading information, right to rent checks are unacceptable, the tenancy has not been conducted within 14 days (where an extension has not been agreed) or the applicant withdraws from letting the property the holding deposit is non-refundable to the applicant.

Rent

- The first month's rent will be required in advance, payment must be paid prior to the tenancy commencement date.
- Where a holding deposit has been paid, the remaining sum of first month's rent in advance will need to be paid prior to the tenancy commencing (the holding deposit goes towards the first month's rent).
- The tenant is liable for all rent whilst occupying the property; this must be paid via standing order in advance on the due date.

Tenancy Deposit

- The applicant will be required to pay a tenancy deposit prior to the commencement of the tenancy.
- If taken after 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.
- This tenancy deposit will be protected with the DPS (Deposit Protection Service) or a scheme of the Landlord's choosing.

Novation, Variation or Assignment of contract

- Should a novation, variation or assignment of contract need to take place then the tenant will be liable for a charge of £50 including VAT. Some examples of novation, variation or assignment of contract are adding an additional tenant, adding a pet or removing a guarantor (ect). This will need to be paid to Home Estate Agents in full, prior to action being taken.

Rent arrears late payment charge

- Home Estate Agents reserve the right to charge for rent arrears for the period that rent is due, until the arrears have been settled. The charge applicable to the tenant would be enforced after 14 days, should the arrears not be settled and this will be charged at 3% above bank of England base rate at the time that the rent falls due.

Early termination costs

- Should the tenant terminate the tenancy agreement earlier than the permitted date (please refer to the tenancy agreement for clarification on this date) then the tenant could be liable for the landlords letting costs and also be charged for rent up until a new tenancy has commenced.

Pets permitted

- Should a tenant wish to have a pet in the rental property then this will be subject to the landlord's acceptance and the tenant can be charged additional rent for that pet. If a tenancy is currently in place and the landlord permits the tenant to have a pet, then the tenant will also be charged for variation of tenancy.

Loss of keys or security devices

- Should keys or security devices require replacement during or at the end of a tenancy (if not returned) then the tenant will be liable for the cost of replacement keys or security devices. Receipts will be available to show the cost involved.

Our privacy policy can be found on our website; <http://www.homeofleigh.com/privacy-policy>. All client monies paid to Home Estate Agents Ltd will be held in a client account in accordance with Client Money Protection regulations. We are members of the dispute and compensation scheme operated by The Property Ombudsman (www.tpos.co.uk) and our registration number is; D6384.

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