

FEES TO: TENANTS

www.bridges.co.uk

Client Money Protection
(CMP) provided by: **ARLA**



Independent Redress
Provided by: **TPOS**



V. APR 19

HOLDING DEPOSIT (PER TENANCY)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
SECURITY DEPOSIT (PER TENANCY)	Rent under £50,000 per year: Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy. Rent over £50,000 per year: Six week's rent. This covers damages or defaults on the part of the tenant during the tenancy.
UNPAID RENT	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.
LOST KEY(S) OR OTHER SECURITY DEVICE(S)	Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.
VARIATION OF CONTRACT (TENANT'S REQUEST)	£50 (inc. VAT) per agreed variation, to cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents. Or, the reasonable costs of the person to whom payment is to be made in respect of the variation. Should the cost exceed £50 we will provide you with invoices and receipts as evidence.
CHANGE OF SHARER (TENANT'S REQUEST)	£50 (inc. VAT) per replacement tenant, to cover the costs associated with taking the landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Or, the reasonable costs of the person to whom payment is to be made in respect of the change of sharer. Should the cost exceed £50 we will provide you with invoices and receipts as evidence.
EARLY TERMINATION (TENANT'S REQUEST)	Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.