



# Francis Stuart

Sales • Lettings • Investments

## Tenant Fees

In line with government legislation, from June 1st 2019, we do not charge application fees to potential tenants.

**Holding Deposit:** One weeks 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, fails a Right-to-Rent check, provides 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 weeks' rent. (This covers damages or defaults on the part of the tenant during the tenancy)

**Security Deposit (per tenancy. Rent of £50,000 or over per year):** Six weeks' rent. (This covers damages or defaults on the part of the tenant during the tenancy)

**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 and other persons requiring keys will be charged to the tenant. If the key for the property is locked in the property, the tenant can collect the key during working office hours at no cost to the tenant. During out-of-office hours the tenant would be expected to call out a lock-smith to gain entry to the property at the tenants expense.

**Variation of Contract:** £50 (inc. VAT) per agreed variation. (This is to cover the cost associated with taking the landlord's instructions as well as the preparation and execution of new legal documents)

**Early Termination:** Should the tenant wish to leave their contract early, they shall be liable for the landlords 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.

Francis Stuart Lettings Ltd is a member of the Property Ombudsman Membership Number D9464

Francis Stuart Lettings Ltd has client money protection insurance provided by CMP Membership Number CMP003042