

## BERRYS TENANT FEES AND OTHER CHARGES

The below fees apply to tenancies signed on or after 1st June 2019:

### **Holding Deposit**

A holding deposit of one weeks rent will be taken to reserve a property. Please note that the deposit will be withheld if any relevant person withdraws from the application, fail a Right to Rent check, provide false or misleading information, or fail to sign the 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 with a rent of less than £50,000)**

A deposit of up to six weeks rent will be taken to cover damages or default on the part of the tenant during the tenancy agreement.

### **Security Deposit (per tenancy with a rent of £50,000 or more per year)**

A deposit of up to five weeks rent will be taken to cover damages or default on the part of the tenant during the tenancy agreement.

### **Unpaid Rent**

Interest at 3% above the Bank of England Base Rate from the rent due date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

### **Lost Keys**

Tenants are liable to cover the cost of replacing any lost keys or other security devices. If the loss results in a lock needing to be changed the actual cost of the locksmith, new lock and replacement keys for any person requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys) or other security device(s).

### **Variation of Contract (tenant request)**

A fee of £50 (inc VAT) per agreed variation will be charged to cover the costs of dealing with the required change.

## **Change of Sharer (tenant's request)**

A fee of £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

## **Early Termination (tenants request)**

In the event that the tenant wishes 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.

## **Pets**

If you have pets please make a specific enquiry before submitting your application. Pets are not permitted at every property. If the property you are thinking of renting allows pets.

## **Future Rent Payments**

Upon signing the tenancy agreement, you will be required to sign a standing order mandate for future rent payments. Rent must always be paid by the tenant and not from any third party.

**If you have any questions please contact Fran Buckley (Shrewsbury) on 01743 290637 or Gary Conaghan (Kettering) on 01536 532374.**

Berrys is a member of the RICS Client Money Protection Scheme and belongs to The Property Ombudsman independent redress scheme.