

Hendersons Letting Charges for Tenants

Permitted payments for new Assured Shorthold Tenancies (ASTs) signed on or after 1st June 2019

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). This holding deposit will be deducted from the first months rent should the applicant proceed.

Deposit

This will be no more than five weeks' 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. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants will be charged £12 inc VAT (£10 + VAT) plus the cost of key(s) cutting for 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. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request)

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. £50 (inc. VAT) per agreed variation.

Early Termination (tenant's request)

Should the tenant wish to leave their contract early, they shall be liable to 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.