

# Fees to TENANTS

The information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property through Hunt and Nash. Fees charged for Assured Shorthold Tenancies (AST) differ to how fees are charged for Non-Housing Act Tenancies (NHA). All fees are inclusive of VAT.

## HOUSING ACT TENANCIES (AST)

**Holding Deposit:** One week's rent payable to reserve a property. This will be withheld if any relevant person (including any guarantor/s) withdraw from the tenancy, fail the 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 mutually agreed in writing).

**Security Deposit:** (Rent under £50,000 per annum) Five weeks' rent.

**Security Deposit:** (Rent of £50,000 or above per annum) Six weeks' rent.

**Rent Default Payments:** Interest will be charged at 3% above the Bank of England Base Rate, if a rent payment is more than 14 days overdue, for each day the rent is outstanding.

**Lost Keys or other Security Devices:** Tenants are liable for the actual cost of replacing any lost keys or other security devices. If the loss requires the locks to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be an administration charge of £15.00 per hour to a maximum of £50.00.

**Variation of Contract:** (Tenant's request) £50.00 per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer:** (Tenant's request) £50.00 per replacement tenant. 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:** Should the tenant wish to leave their contract early, they shall be responsible for all landlord costs for the administration and referencing charges for the new tenant. The tenant shall also be responsible for all rental payments until a new tenant is found or the term of the tenancy expires.

**Pets:** Where a landlord will accept a pet in the property, an additional £25.00 per pet, per month will be required throughout the duration of the tenancy.

**Other Costs:** Payable to the provider, if applicable, gas, electricity, water, council tax, communication services, Green Deal charge, Television Licence and any other permitted payments (not included above) under the relevant legislation, including contractual damages.

Hunt and Nash Estate Agents are members of The Property Ombudsman and subscribe to the Code of Practice for Letting Agents. Membership No.T01747

Client Money Protection with Propertymark. Scheme Ref: C0014686

*If you have any questions regarding our fees, please ask a member of our staff.*

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## NON HOUSING ACT TENANCY (NHA)

These tenancies are **not** affected by the Tenant Fee Act 2019.

**A Non Housing Act Tenancy** is formed when one of the following criteria is in place:

- The annual rent exceeds £100,000 per annum
- The property is occupied by an entity (Company Let) rather than an individual
- The property is not used as a main or primary home
- There is a Resident Landlord

**Holding Deposit:** One weeks' rent payable to reserve a property. 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 mutually agreed in writing).

**Security Deposit:** (Rent under £50,000 per annum) Five weeks' rent.

**Security Deposit:** (Rent of £50,000 or above per annum) Six weeks' rent.

**Company Let Set up:** £300.00, which will include the referencing fee and the preparation and execution of new legal documents.

**Individual Reference:** £180.00 per person, which will include the preparation and execution of new legal documents.

**Guarantor Reference:** £150.00 per guarantor, which will include the preparation and execution of new legal documents.

**Independent Inventory Check in Fee:** Cost on application. The fee, determined by the Inventory Company, is dependent on the number of bedrooms, contents and size of the property and outbuildings.

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