

TENANCY FEES

Holding Deposit (per tenancy)

£70.

This is to reserve a property and on successful completion of referencing, will be added to your bond to total the 5 week's rent required.

- **PLEASE BE AWARE**
The holding deposit will be withheld if;
- The applicant or guarantor does not respond to the online reference request/request for information from the external referencing company within 5 working days of submitting the application.
- If the reference and or guarantor reference is not completed within 15 calendar of the application being submitted (unless agreed prior to completion of the application in writing).
- If the tenancy agreement and or guarantor agreement is not signed within 15 calendar days of the reference being completed (unless agreed prior to completion of the application in writing).
- If significant false/misleading information is provided during referencing.
- If the applicant or guarantor or significant person withdraws from the application process.
- If the applicant or guarantor fails the right to rent check.

Bond (per tenancy) (Where the rent is less than £50,000 per year) Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Bond (per tenancy) (Where the rent is more than £50,000 per year) Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

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

Tenants are liable to 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. 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).



Redcar Branch & Head Office

21 Station Road, Redcar, TS10 1AN

Tel: 01642 494207

email: redcar@selwynhedgley.com



Saltburn Branch

6 Dundas Street East, Saltburn, TS12 1AH

Tel: 01287 626200

email: saltburn@selwynhedgley.com



Marske Branch

103 High Street, Marske, TS11 6JL

Tel: 01642 489400

email: marske@selwynhedgley.com

TENANCY FEES

Variation of Contract (Tenant's Request) AND OR Change of Sharer (Tenant's Request) AND OR Change of rent payment date (Amending the tenancy) (Tenant's Request)

£50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents 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 (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.

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 but once levied is charged on a daily basis.

PLEASE SIGN TO SAY THAT YOU HAVE READ AND UNDERSTAND THE TERMS.

NAME:

SIGNED:

DATE:



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