

TENANT FEES SCHEDULE

Holding Deposit (Per tenancy)	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).	One week's rent
Security Deposit (per tenancy, rent of under £50,000 per year)	This covers damages or defaults on the part of the tenant during the tenancy.	Five weeks' rent.
Security Deposit (per tenancy, rent of £50,000 or over per year)	This covers damages or defaults on the part of the tenant during the tenancy.	Six weeks' rent.
Unpaid Rent	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.	3% above the Bank of England Base Rate from Rent Due Date until paid
Company tenant	This is to reserve a property and is a non-refundable referencing fee, set up fee and contribution to the tenancy agreement. A full security deposit will also be required (Company tenant is defined where the tenant will be PLC, Ltd or LLP)	£600.00 (inc. VAT)
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 and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there may be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).	POA
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in reletting 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.	POA

Flagstones Property Group Ltd is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, the largest lettings redress scheme in the UK.

