



# Emmerson

## Tenants' Fees



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Emmerson

July 2019



## Guide to Tenants' Fees for Assured Shorthold Tenancies signed after 31<sup>st</sup> May 2019

This is intended to be a simple guide to the costs you will/could incur whilst renting one of Emmerson's properties.

If you have any queries about these fees or what they cover and this is not clear from this website, please call one of our team on 01628 633893

<b>TENANTS FEES</b>	
<b>Holding Fee</b>	<b>One week's rent per tenancy</b> to reserve the property for you. 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).
<b>Security Deposit</b>	<b>Rental Value under £50,000 annual Rent</b> - An amount equivalent to 5 week's agreed rent. <b>Rental Value over £50,000 annual Rent</b> - An amount equivalent to 6 week's agreed rent. This covers damages to the property or defaults on the part of the Tenant during the Tenancy.
<b>Change of Occupancy (Tenant's Request)</b>	<b>£50 including VAT per replacement tenant</b> or any reasonable costs incurred, if higher. To cover the costs associated with taking the Landlord's instructions, new tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documents.
<b>Variation of the Tenancy Agreement (Tenants request)</b>	<b>£50 including VAT per agreed variation.</b> To cover the costs of taking the Landlords instructions as well as the preparation and execution of new legal documents.
<b>Replacement Keys/Security Devices (or Lock changes that might result from keys being lost)</b>	Tenants are liable for 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 will be a charge of £15 per hour (including VAT for the time taken replacing lost key(s) or other security device(s).
<b>Unpaid Rent</b>	Interest will be charges on rental arrears at 3% above the Bank of England Base Rate from the 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.
<b>Early Termination of the Tenancy (Tenant's request)</b>	If the tenant(s) wish to leave their contract early, they will 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.



**Guide to Tenants' Fees for Assured Shorthold Tenancies signed before 1<sup>st</sup> June 2019** - (These fees will apply until 31st May 2020, after this date the fees detailed on our standard Tenant's Fee Guide above will apply)

This is intended to be a simple guide to the costs you will/could incur whilst renting one of Emmerson's properties.

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<b>Tenancy Renewal Fee</b>	£60.00 including VAT (£50 excluding VAT) where applicable.
<b>Inventory Check out Charges</b> - payable at the end of the tenancy	<a href="#">Click Here For Inventory Charges</a>
<b>Unpaid Rent</b>	Interest will be charges on rental arrears at 3% above the Bank of England Base Rate from the 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.
<b>Early Termination of the Tenancy (Tenant's request)</b>	If the tenant(s) wish to leave their contract early, they will 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.



## Guide to Fees for Company Tenancies

This is intended to be a simple guide to the costs you are likely to incur should you decide to take one of our properties with the Tenancy Agreement in a company name.

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<b>TENANTS FEES (all fees including VAT unless specified)</b>	
<b>Administration Fee</b> – setting up the tenancy and the preparation of the Agreement	£220.00 (£184 excluding VAT)
<b>Referencing Fee</b>	£100.00 (£83.33 excluding VAT)
<b>Holding Fee</b> – deducted from the first month's rent at the start of the tenancy	£500
<b>Inventory Check out Charges</b> - payable at the end of the tenancy	<a href="#">Click Here For Inventory Charges</a>
<b>Security Deposit</b> - payable at the start of the tenancy	Guide Only Unfurnished Property – one month's rent in advance Furnished Property – one and a half month's rent in advance
<b>Deposit Registration Fee</b>	£84 (£70 excluding VAT)
<b>Pet (dogs and cats)</b> – we like pets, but in all cases we require the approval of the landlord. They will often require an increased Security Deposit and may require a surcharge on the monthly rent.	Guide only - Extra 2 weeks rent deposit
<b>Tenancy Renewal Fee</b>	£84.00 (£70 excluding VAT)
<b>Change of Permitted Occupant</b>	Fee for New Agreement £220.00 (£184 excluding VAT)