

EST 2004  
ElliotLee

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LETTINGS TENANT TARIFF

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IN ACCORDANCE WITH THE TENANT FEES ACT 2019

**ELLIOTLEE IS COMMITTED TO PROVIDING TRANSPARENT, FAIR, AND LEGAL CHARGING STRUCTURES IN LINE WITH CURRENT LEGISLATION. THE FEES LISTED BELOW REFLECT WHAT TENANTS CAN BE LEGALLY CHARGED DURING THE COURSE OF A TENANCY AS PER THE TENANT FEES ACT 2019.**

## PERMITTED PAYMENTS

The following are the only fees we may charge tenants in relation to a tenancy:

### 1. RENT

The rent amount will be agreed and clearly outlined in your tenancy agreement.

### 2. A REFUNDABLE TENANCY DEPOSIT

Up to 5 weeks' rent (where the annual rent is less than £50,000)

Up to 6 weeks' rent (where the annual rent is £50,000 or more)

### 3. A REFUNDABLE HOLDING DEPOSIT

Equivalent to one week's rent, to reserve a property. This will be deducted from the first month's rent upon successful application. It may be retained in full or in part in circumstances where the tenant withdraws, provides false/misleading information, fails a Right to Rent check, or fails to enter the tenancy agreement.

### 4. DEFAULT FEES

Late Payment of Rent: Interest will be charged at a rate of 3% above the Bank of England base rate, from the rent due date, once the rent is more than 14 days overdue.

Lost Key(s) or Security Device(s): Tenants will be charged the reasonable cost of replacement, which will be evidenced by receipts.

### 5. CHANGES TO THE TENANCY (AT THE TENANT'S REQUEST)

£50 (inclusive of VAT), or reasonable costs incurred if higher, for amending the tenancy agreement, such as:

Change of sharer

Permission to keep a pet (subject to landlord's consent)

### 6. EARLY TERMINATION (AT THE TENANT'S REQUEST)

If a tenant requests to leave the tenancy early, they may be liable for the landlord's reasonable costs incurred in re-letting the property. This will not exceed the amount of rent remaining on the tenancy.

## NON-HOUSING ACT TENANCIES

The Tenant Fees Act only applies to Assured Shorthold Tenancies (ASTs). For Company Lets or non-Housing Act Tenancies, the following fees may apply:

Tenancy Setup Fee: £300 (incl. VAT)

Tenancy Renewal Fee: £120 (incl. VAT)

Check-out Fee: £150 (incl. VAT)

## CLIENT MONEY PROTECTION (CMP)

ElliotLee is a member of Client Money Protect (CMP) – Membership No: C0003235

## REDRESS SCHEME

ElliotLee is a member of The Property Ombudsman – Membership No: NA037497

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