



# TENANT PAYMENTS

Prospective tenants interested in renting a property through House Collective will need to be aware of the following payments a tenant can be charged in connection with a tenancy:

## THE RENT

The agreed rent for a property.

## A REFUNDABLE HOLDING DEPOSIT:

The equivalent of one weeks rent is to be paid to House Collective in order to remove the property from the market and commence referencing. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing). Please note, this deposit is non-refundable if you provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement (decide not to rent) or fail to take all reasonable steps to enter an agreement (i.e. not responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so. Should the tenancy proceed, House Collective can either refund the holding deposit directly to you or put it towards your rent or security deposit (subject to your consent).

Should the Landlord withdraw from a proposed Tenancy then the deposit shall be refunded in full.

## A REFUNDABLE SECURITY DEPOSIT:

Prior to the tenancy, you will be required to pay a security deposit capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent exceeds £50,000 or above. This provides the landlord with security if a tenant causes damage to a property, does not return it in its original condition, does not pay their rent or breaks the terms of the tenancy agreement.

## PAYMENTS TO CHANGE THE TENANCY AGREEMENT:

You will be liable to pay an administration charge of **£50 including VAT** (or higher if proved reasonable) for any amendments required during a tenancy. e.g. a change of Tenant.

## PAYMENTS TO TERMINATE THE TENANCY AGREEMENT EARLY:

You will be responsible for all payments associated with early termination of the tenancy, when requested by you as the Tenant.

## UTILITY BILLS:

You are responsible for all payments in respect of utilities (i.e. gas, electricity, water), communication services (i.e. broadband, Sky/cable TV, phone) TV licence and council tax unless stated otherwise within the Tenancy Agreement.

## LATE PAYMENT OF RENT:

When rent payments have been outstanding for **14 days or more**, you will be liable to pay interest at **3%** above the Bank of England Based Rate from the rent due date.

## REPLACEMENT OF KEYS:

You are responsible for ensuring that you look after the keys/security fobs for the property throughout the tenancy. If you fail to do so, you will be responsible for covering the reasonable costs of replacement.

## PLEASE NOTE THAT FOR NON-ASSURED SHORTHOLD TENANCIES / COMPANY LETS THE FOLLOWING FEES WILL APPLY:

- Tenancy Agreement administration fee - **£250 including VAT (£208.33 + VAT)**.
- Refencing fee per tenant **£50**.
- Check out fee - Dependent on the number of bedrooms and size of the property.
- Professional clean if required - Dependent on the number of bedrooms and size of the property.