

TENANT FEES SCHEDULE



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NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)

Before an application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or a longer period should this be agreed. If at any time during that period you decide not to proceed with the tenancy, your holding deposit will be retained by GSC Grays.

If during that period you unreasonably delay in responding to any reasonable request made by GSC Grays, and should it transpire that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, your holding deposit will not be returned.

If the Landlord decides not to offer you a tenancy for reasons unconnected with any of the above, your deposit will be refunded within 7 days. Should you be offered, and accept to progress with a tenancy, your holding deposit will be credited to the first months rent due for the property.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent.

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

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six Weeks' rent.

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

Deposits are held in a Government approved tenancy deposit scheme.

Please see further information overleaf.

CLIENT MONEY PROTECTION:



INDEPENDENT REDRESS:

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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.
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).
Variation of Contract (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.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) 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 a Tenant request to end their contract early, they will be liable in meeting the Landlords costs in respect of re-letting the property and will need continue to pay the rent, council tax and all utility bills due under the tenancy until the start of the new tenancy agreement.

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