

# MARK HART

## REAL ESTATE

### Tenant Fee's

**Residential Tenancies Holding Deposit (per tenancy)** — One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the proposed tenancy, fails a Right to Rent check, provides materially false or misleading information, or fails to take all reasonable steps to enter into the tenancy agreement within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing). You will be asked to pay this once the landlord has accepted your offer.

### Initial Monies Required Prior to Move-In

The tenancy deposit may be requested and collected in advance of the tenancy agreement being completed, in preparation for the commencement of the tenancy.

Please Note: The first month's rent will only be collected once the tenancy agreement has been fully executed by all parties.

If the tenancy does not proceed for any reason other than those permitted under the holding deposit provisions above, any tenancy deposit paid will be returned to the applicant in full.

**Tenancy Deposit (per tenancy where annual rent is less than £50,000)** — Five weeks' rent. This covers damages or defaults by the tenant during the tenancy.

**Tenancy Deposit (per tenancy where annual rent is £50,000 or more)** — Six weeks' rent. This covers damages or defaults by the tenant during the tenancy.

Unpaid Rent Interest Interest may be charged at 3% above the Bank of England Base Rate on any rent outstanding from the rent due date until payment is made, in order to pursue non-payment of rent.

Please Note: Interest will not be charged until the rent is more than 14 days overdue.

**Lost Key(s) or Other Security Device(s)** Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks requiring replacement, the tenant will also be responsible for the actual costs of a locksmith, replacement lock(s), and replacement keys for all relevant parties. If additional administrative time is incurred, a charge of £30 per hour (inc. VAT) may apply.

**Variation of Tenancy (Tenant's Request)** — £50 (inc. VAT) per agreed variation, or any reasonable costs incurred if higher. This covers the costs associated with taking the landlord's instructions and the preparation and execution of revised legal documentation.

**Change of Tenant (Tenant's Request)** — £50 (inc. VAT) per replacement tenant, or any reasonable costs incurred if higher. This covers the costs associated with taking the landlord's instructions, referencing, Right to Rent checks, deposit registration, and the preparation and execution of revised legal documentation.

### **Ending the Tenancy**

Following the commencement of the tenancy, tenants may terminate the tenancy by providing not less than two months' written notice to the landlord or agent.

The notice must expire at the end of a rental period unless otherwise agreed in writing.

Tenants will remain responsible for all obligations under the tenancy, including the payment of rent, until the expiry of their notice period and the lawful end of the tenancy.

