



**TENANT FEE STRUCTURE June 1st 2019 onwards to comply with
the Tenant Fees Act 2019**
ALL FEES INCLUDE VAT (where applicable)

All applicants over the age of 18 must be referenced if they wish to reside at the property during the tenancy. We only accept tenancies to a maximum number of 2 non-related tenants.

**1. AT THE POINT OF OFFER ACCEPTANCE TO RENT THE PROPERTY THE
FOLLOWING PAYMENT WILL BE IMMEDIATELY DUE:**

A Holding Deposit payable on offer acceptance equivalent to **one weeks rent**.

Upon receipt Tenants will enter the referencing process. Upon successfully passing the referencing process and entering into a signed and executed tenancy agreement the Holding Deposit will be allocated against the Tenancy Deposit (if one is paid) or the first month's rental payment.

The Holding Deposit will **not** be refunded under the following circumstances:

Where a tenant does not disclose pertinent information such as a CCJ or bankruptcy or provides false or misleading information which reasonably affects the decision of the landlord or the agent to let the property to them.

They fail the Right to Rent check.

They withdraw from the tenancy application.

They fail to take all reasonable steps to enter into an agreement before the specified deadline date, normally and reasonably expected to be 15 days after application.

You will be advised within 7 days of the decision being made of not entering into a tenancy agreement, of the grounds for retaining the said holding deposit.

Should our client landlord withdraw his property prior to execution of the tenancy agreement the Holding Deposit will be returned in full to the prospective tenant/s.

A deposit of 5 weeks rent will be required on each tenancy offered by this company and is to be paid prior to the commencement date of the tenancy along with the advance rent.

2. FOLLOWING COMMENCEMENT OF THE TENANCY ONLY THE FOLLOWING ARE NOW DEEMED TO BE PERMITTED PAYMENTS UNDER THE TENANT FEES ACT 2019.

Late Payment of Rent Charge (where late by 14 days or more)

Interest is chargeable on all outstanding rent at the rate of **3% above** the Bank of England annual percentage rate and will be applied accordingly at a daily rate until settled in full

Replacement of any key/specialist security key lost or not returned during or at the tenancy end. **To a maximum of £42.00 including VAT**

Replacement of any security/access fob lost or not returned during or at the end of the tenancy. **To a maximum of £60.00 including VAT**

Early termination of the tenancy will be charged at the equivalent cost of the fee we have in place with our landlord client. The contractual requirement to pay rent until the termination of the existing tenancy will remain until such time as the new tenant takes possession. The specific cost will be highlighted prior to the tenant making the required decision to request termination.

Changes to the tenancy and only with landlord/agent approval **£50.00 including VAT**

(Unless significant justified extra work is required and we reserve the right to charge reasonable costs in this instance)

Where a member of staff is required to take time in rectifying any of the above or any significant breach in the tenancy agreement we reserve the right to charge the tenant in the sum of **£15.00 per hour.**

3. PAYMENTS ALLOWABLE DURING TENANCY TO THE PROVIDER IF APPLICABLE AND PERMITTED

Utilities to include gas, electric and water and local council tax

Communications in respect of telephone and broadband

Installation of cable/satellite and the following subscription

TV licence

4. OTHER PERMITTED PAYMENTS

Any other permitted payments not included above but allowable under the relevant legislation including but not limited to contractual damages or compensatory payments.

5. PAYMENT OF FUNDS

We do not accept cash payments

We do not accept credit card payments due to bank service charges

We only accept debit card payments for the initial Holding Deposit

Initial rent and deposit money must be made by way of bank transfer directly into our client account.

TENANT PROTECTION

Passion For Property Chester Limited are a member of Client Money Protect which is a client money protection scheme (Membership Number CMP004588) and also a member of The Property Ombudsmen Scheme (Membership Number T02504) which is a redress scheme.

Contact us on info@passionforproperty.com if you require any further information.