JULIE PHILPOT
RESIDENTIAL

Tenants Guide To Fees

Julie Philpot Ltd is a member of and covered by Propertymark Client Money Protection Scheme. Julie Philpot Ltd is also a member of a redress scheme provided by The Property Ombudsman www.tpos.co.uk. Copies of the TPO Code of Practice and our complaint handling procedures are available in branch or via download www.juliephilpot.co.uk.

PERMITTED CHARGES IN ACCORDANCE WITH THE TENANT FEE ACT 2019	FEES OR CHARGES
HOLDING DEPOSIT (per tenancy) Payable upon your request to rent a property. The purpose of the holding deposit is to reserve the Property for the Applicant(s) whilst the Agent completes the referencing process and the terms of the tenancy and any guarantee agreement are negotiated. The Property will be reserved subject to the Agent receiving satisfactory replies to referencing checks, Right to Rent checks and other pre-tenancy enquiries. The holding deposit **will not** be refunded or credited to the applicant(s) rent account where: (a) The applicant(s) withdraws from the application to rent (b) The applicant(s) does not have a 'right to rent' (under Part 3 of the Immigration Act 2014) (c) The applicant(s) and/or guarantor(s) provide false or misleading information. (d) The applicants and/or guarantor(s) fails to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days or other mutually agreed in writing Deadline for Agreement.	**One week's rent** (example £ monthly rent x 12 divided by 52)
RENT	**Agreed Monthly Rent payable in Advance**
SECURITY DEPOSIT Held either by the Agent (if the property is managed by ourselves) or by the Landlord as a security against breach of the tenancy terms by the tenant (such as damage to the property, contents or rent or other unexpected costs). The deposit is protected by TDS (Tenancy Deposit Scheme).	**Five Weeks' rent** where the total annual rent is less than £50,000. **or** **Six Weeks' rent** where the total annual rent is £50,000 or above.
VARIATION OF TENANCY /CONTRACT For the variation, assignment or novation of a tenancy when requested by the tenant.	**£50.00 including VAT per agreed variation**
CHANGE OF SHARER To cover costs for new tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documents.	**£50.00 including VAT**
LATE, UNPAID, RETURNED RENT PAYMENTS	**Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid, not levied until the rent is more than 14 days in arrears**
LOST KEYS/SECURITY DEVICE Tenants are liable to the actual cost for the replacement of any lost keys/security devices (including any call out charges) giving access to the housing, including any communal areas where required under a tenancy agreement.	**Any direct cost for the replacement of keys, fobs, security devices or associated items which have been lost, broken, or damaged.**