

# EQUITY

RESIDENTIAL

## TENANTS FEES

### HOLDING DEPOSIT

**One week's rent.** This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

### SECURITY DEPOSIT ( per tenancy ) rent of under £50,000.00 per annum

**Five week's rent.** This covers damages or defaults on the part of the tenant during the tenancy.

### SECURITY DEPOSIT ( per tenancy ) rent of £50,000.00 or over per annum

**Six week's rent.** This covers damages or defaults on the part of the tenant during the tenancy.

### VARIATION OF CONTRACT ( by request of the tenant )

**£48.00 ( inc. VAT ) per 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 ( by request of the tenant )

**£48.00 ( inc.VAT ) per replacement tenant.** 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.

### 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)

### UNPAID RENT

In the event that the rent becomes overdue for a period of more than 14 days, the landlord reserves the right to charge interest at 3% above the Bank of England's annual percentage rate for each day that the payment is outstanding.

### EARLY TERMINATION ( by request of the tenant )

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

# EQUITY

RESIDENTIAL

20 Cornfield Terrace

Eastbourne

East Sussex. BN21 4NS

01323 731 700

[enquiries@equityresidential.co.uk](mailto:enquiries@equityresidential.co.uk)

