

Tenant Fees Schedule

New Assured Shorthold Tenancies (ASTs) signed on or after 1 June 2019

Holding Deposit (per tenancy)

One week's rent

This is to secure or reserve a property. Please note that the Holding Deposit 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 days (or other Deadline for Agreement as mutually agreed in writing)

Security Deposit or Tenancy Deposit (per tenancy, where rent is under £50,000.00 per year)

Five weeks' rent.

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

Security Deposit or Tenancy Deposit (per tenancy, where rent is £50,000.00 or over per year)

Six weeks' rent

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

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. This will apply where rent is more than 14 days in arrears.

Lost Key(s) or other Security Devices

Tenants are liable to pay 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 cost of a locksmith, new lock and replacement keys for the tenant, landlord and 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 for the time taken replacing lost key(s) or security device(s).





Variation of Contract, at Tenant's Request
£50.00 per agreed variation.

Change of sharer, at Tenant's Request
£50.00 per replacement tenant or any reasonable costs incurred if higher.

Early Termination, at Tenant's Request
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.

As well as the rent due, you will also be liable for the utility services for the property such as gas/oil, electricity, water, TV licence, telephone, broadband and any / all costs relating to sky/cable.

Baskeys is a member of The Property Ombudsman which is a redress scheme. You can find out more details by visiting our website or by contacting us directly.

