



Permitted Payments for Tenants

PERMITTED PAYMENTS WE MAY CHARGE APPLICANTS AND TENANTS

Before the tenancy starts (Payable to Hilbery Chaplin Estate Agents the agent):

- **One weeks rent holding deposit:** to reserve the property (Amount subject to rental figure agreed) NB: 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 as mutually agreed in writing)
- **5 Weeks rent security Deposit:** (Amount subject to rental figure agreed being under £50,000 per annum) this covers damages or defaults on the part of a tenant during the tenancy.
- **6 Weeks rent security deposit:** (Amount subject to rental figure agreed being over £50,000 per annum) this covers damages or defaults on the part of a tenant during the tenancy

During Tenancy (Payable to Hilbery Chaplin Estate Agents the agent):

- **Variation of Contract:** Payment of £50 Inc. VAT to cover the costs if you (the tenant) wish to make changes to the tenancy agreement (subject to agreement)
- **Change of Sharer per replacement tenant (tenant's request):** Payment of £50 Inc. VAT to cover the costs associated with landlord's

instructions, new tenant referencing and Right to Rent checks, Deposit registration as well as preparation and execution of new legal documents.

- **Unpaid Rent:** Payment of Interest for late rent payment levied after 14 days arrears and charged at 3% above bank of England base rate.
- **Lost keys/security devices:** to cover the reasonable cost to replace the items or the locks associated with the property.
- **Early Termination (Tenants Request):** Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

During the Tenancy (Payable to the provider) if permitted and applicable:

- Utilities – Gas, Oil, Electricity and water
- Communications – Telephone and Broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television Licence
- Council Tax

Other Permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages

Company reference fees:

- £600 Inc. VAT

Hilbery Chaplin are members of a client money protection scheme through RICS and are also members of ARLA PropertyMark. Hilbery Chaplin are members of The Property Ombudsman independent redress scheme. RICS O25826 TPO R00011

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