

## Tenant Charges

**applicable to tenancies created after 1 June 2019 \***

*Apart from payment of rent, a tenant may also be required to pay:*

### Before Your Tenancy commences (payable to Johnson's Lettings)

**Tenancy Holding Deposit** *Payable on application and refundable against first month's rent  
15 days duration up to signing tenancy agreement unless otherwise mutually agreed*

One individual tenant (over 18 years): **£100** (or one week's rent if less)  
Each individual tenant thereafter or Guarantor: Nil

*Forfeitable if prospective tenant pulls out, delays unreasonably, fails Right to Rent check or supplies false or misleading information*

(Company Tenant - *only if applicable*: £195 application charge)

**Security Deposit:** *Usually one calendar month's rent – (five weeks rent for pet owners\*)*

*\* subject to Landlord's consent, which might also be subject to additional rent for a specific pet or pets.*

### During Your Tenancy (payable to Johnson's Lettings)

Tenancy Renewal Charge: *Tenants share of cost of any renewal of tenancy requested* £50  
Tenancy Agreement Changes: *For adding or removing tenants names from the tenancy* £50

Late Rent interest Charge (if 14 days overdue) 3% over base rate  
Loss of keys by tenant (typical average cost only) £95 per lock changed (and/or £10 per key cut)

Early termination (or abandonment) by the tenant will result in a charge for associated loss of rent and Landlord re-letting costs (up to a maximum of the rent outstanding on the tenancy agreement).

*Any damage etc which is attributable to an act of the Tenant*

**Note:** Any utility charges such as gas, electricity, water, telephone, broadband, satellite, television, council tax etc. are obviously payable to the relevant provider, where applicable.

**\* for Tenant charges applying to tenancies before 1 June 2019, please refer to the schedule in your Tenancy Agreement**

*Regulated by RICS (Royal Institution of Chartered Surveyors)  
Client money protected by RICS (Royal Institution of Chartered Surveyors)  
Deposit money also protected by DPS (Deposit Protection Service)  
Independent redress by The Property Ombudsman (TPO)*

*1 June 2019*