# 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 Johnsons 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 Johnsons Lettings)*

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, or the responsibility 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 with 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 August 2019*