

Tenant Fees – Johnsons Lettings Limited

Before the tenancy starts (payable to Johnsons Lettings Ltd, “the Agent”)

Holding Deposit* – Maximum of 1 weeks rent (per tenancy)

** This may be a non-refundable payment*

This fee is non-refundable should you decide not to progress your application/sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check.

It will be returned to you in the event the landlord is unable to proceed.

Deposit** – 5 weeks rent

*** This is to cover and damages, dilapidations & defaults on the part of the tenant during the tenancy.*

During the Tenancy (payable to Johnsons Lettings Ltd)

Payment of interest for the late payment of rent 3% above Bank of England base rate.

During the Tenancy if permitted and applicable

Utilities – gas, electricity, water and sewerage
Communications – telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax

Lost Keys or other Security Devices

Tenants are liable for 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 £15.00 per hour, if appropriate, for the time taken replacing any lost keys or security devices.

Variation of Contract (At Tenant’s Request and if agreed by Landlord)

£50 (inc VAT) to cover agents costs in contacting landlord, taking landlord instructions & preparations of new contracts (if required) & system adjustments.

Change of Sharer (At Tenant’s Request and if agreed by Landlord)

£50 (inc VAT) per replacement tenancy or any reasonable costs incurred if higher; To cover the costs associated with taking landlords instructions, new tenant referencing and Right To Rent checks, deposit registration and preparation of new legal documents.

Early release from tenancy (At Tenant's Request and if agreed by Landlord)

If authorisation is given allowing you to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

- i) Rent up to the date on which the premises are re-let or the expiration of the tenancy agreement, whichever is the sooner
- ii) Council tax, water rates, gas and electricity charges along with any other bills which are your responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is the sooner
- iii) There will be a charge, if appropriate, for the landlord's costs for re letting the property.
- iv) These costs will be no more than the maximum amount of rent outstanding

Other permitted payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

Please note: Should you report a maintenance issue with the property and a contractor is called out and their investigations find that the fault has been caused by the tenant/s or an associate of the tenant/s, or alternatively no fault exists, any cost for this call out will be the responsibility of the tenant/s. Northwood reserve the right to deduct any unpaid monies from the deposit.

Tenant Protection

We hold Client Money Protection through SafeAgent. To view our certificate, please see below. We are also a member of The Property Ombudsman, which is a redress scheme.

Company Lets

Company lets will incur an Administration and Referencing fee of £360 per new tenancy including VAT.

Other applicable company let fees can be found below in the tenant fees pre 1st June 2019 section