

Residential Lettings – Initial Payments June 2019

When renting a property you should expect to pay the following in cleared funds, 7 days prior to the commencement of your tenancy:

- The first months Rent
- Security Deposit - equivalent of 5 weeks rent
(Monthly rent x 12 months ÷ 52 weeks x 5 = TOTAL) should the annual rent exceed £50,000.00 the security deposit will increase to six weeks rent.
- Additions or amendments to the Tenancy Agreement (once the tenancy has commenced) shall incur a charge of £50 inc VAT per variation.
- Where a Tenant loses a key or other security device giving access to the property to which the tenancy relates, the cost of the replacement key or security device and locksmith cost shall be charged to the Tenant and a copy invoice of our costs will be provided.
- Late rent payments, paid 14 or more days after the due date, shall incur a fee of 3% plus the Bank of England base rate which shall be calculated to the date of payment.
- In the event of **early termination by the tenant**, the tenant shall be liable for early termination costs including all rent due under the tenancy until the start date of the replacement tenancy and the landlord's costs in re-letting the property. These costs will be calculated at the point of the tenancy termination.
- You will be responsible for costs of all services (where applicable) including gas, electricity, water, telecommunications including broadband, ADSL lines, cable and satellite if applicable and council tax. You are also responsible for ensuring that a valid television licence remains in place for the duration of the tenancy.

In order to proceed with an agreed tenancy (subject to contract and references) Robsons Lettings requests a reservation payment **per tenancy (not to exceed one weeks rent)** to be paid advance payment forming part of the initial monies for renting a property. The applicant accepts that should they decide not to continue with this rental once the offer has been accepted, this advance payment will be retained as compensation. Should the Landlord withdraw their agreement to proceed with this Tenancy prior to its scheduled commencement, Robsons will reimburse the tenant the advance payment paid in full.

The Agent trades as Robsons Residential Lettings limited registered at Companies House under registration number: 07557114 VAT number: 211 239 453 The Agent is a member of the redress and compensation scheme operated by Ombudsman Services Property. The Agent is a member of the Association of Residential Lettings Agents, subscribes to the code of practice of that organisation and is covered by a client money protection scheme operated through the National Federation of Property Professionals and is covered by a client money protection scheme operated through the National Federation of Property Professionals