

RAYNERS

Property experts in the heart of Hackney

Tenant Fees

Tenants are responsible to pay the rent, council tax, utility bills, TV licence and any communication services.

Holding Deposits

One week's rent. This is to reserve a property and will be transferred over to the property deposit when the tenancy commences. The holding deposit is non refundable if any tenant or Guarantor withdraw from the tenancy, fail a 'Right to Rent' check, provide false or misleading information/ references, fail to sign the tenancy agreement or Guarantor reference within 15 days or as mutually agreed.

Damage Deposit

Equivalent of five weeks rent, for rent under £50,000 per year, or six weeks rent for rents over £50, 000 per year. This covers any damage, unpaid rent and defaults by the tenant/s during their tenancy.

Unpaid Rent

Interest at 3% above the Bank of England base rate from the rental due date until paid. This will not take effect until the rent is in arrears of more than 14 days.

Lost Keys

Tenants are liable for the full costs in replacing any lost or misplaced keys or security devices.

Variation of contract/change of tenant

£50 (inc of VAT) per each agreed variation to cover the costs associated with the preparation of the new/amended tenancy agreement, legally required documents and deposit registration.

Early Termination

Should a tenant wish to terminate their tenancy early they will be liable for the landlord's costs in re-letting the property as well as any loss of rent until the start date of the replacement tenancy. These fees will not exceed the rent outstanding on the tenancy.

2B Median Road, Hackney, London E5 0PL
Tel (020) 8986 4415 Fax (020) 8986 3166

www.rayners.com
e-mail property@rayners.com

Rayners.com is the trading name of D & A Rayner LLP registered in England and Wales. Registration no. OC384028

