

Please find details of permitted Payments, Default Fees and Damages Payments which apply to you tenancy as defined by the Tenant Fees Act 2019:

Holding Deposit per tenancy

This is paid to reserve a property and will be offset against your first rent payment at move in. This fee is payable once your application has been accepted, subject to references and contract. The fee is equivalent to one week's rent for the property you are applying for.

This payment will be withheld if any relevant person including guarantor(s) withdraw from the tenancy, fail referencing or a Right to Rent check, provide significant false or misleading information, or fail to sign their tenancy (and/ or Deed of Guarantee) within 15 calendar days or another agreed timescale.

Tenancy Deposit per tenancy

This is collected to cover damages or defaults on the part of the tenant during tenancy and is equivalent to 5 weeks rent for the property you are applying for.

No Deposit Scheme

Instead of paying a traditional cash deposit of 5 weeks' worth of rent, you can opt for Reposit and pay a one-off service fee.

- Upfront fee equivalent to 1 week's rent. This is split between all tenants
- Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.
- Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and fully refunded if your dispute is successful.
- Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.

Please ask for further information if this is of interest.

Unpaid and/or late rent payments

Interest at 3% above the Bank of England Base Rate will be applied from the rent due date until paid. This will be levied once the rent has been outstanding for 14 days or more and will be backdated to the rent due date. Payment of interest to be made at the same time as the rent account is brought up to date.

Please contact us if you are unable to make a rent payment. We are here to help.

Lost key(s) or other security device

Tenants are liable for the cost of replacing any lost key(s) or other security devices. If the locks need changing, the cost of the locksmith, parts and replacement keys for the tenant, landlord and managing agent will be charged to the tenant.

Variation of Tenancy Agreement

If the tenant makes a reasonable request to vary the terms of their tenancy agreement after it has commenced, there will be a charge of £50.00 inc VAT (£41.67 + VAT). Examples of changes to a tenancy are requests to keep a pet at the property, adding a new tenant to the agreement or a change of sharer. The charge is to cover the cost of taking the landlord's instructions and preparing and executing the new legal documents. All requests are subject to Landlord approval.

Early Termination Fee

If the tenant requests an early termination of their tenancy, they shall be liable for all costs, fees and charges incurred by the landlord including the agent's reletting fee and the rent due under the tenancy until the start of the replacement tenancy. The fee for this will be £360 inc VAT (£300 + VAT)

Company Lets

A fee of £600 inc VAT (£500 + VAT) will be charged to cover the costs of administering a tenancy for a company let. This will include referencing and drawing up of tenancy agreements. If the company wishes to renew the tenancy after the initial fixed term has expired there will be a renewal fee of £120 inc VAT (£100 + VAT) to prepare the tenancy documents each time the tenancy is renewed. The full cost of the renewal is £240 inc VAT (£200 + VAT) shared by landlord and tenant.

Referral fees

Evolve Lettings earn income from various sources through the referral and introduction of services and products to our clients and customers. This can be in the form of a fixed fee or percentage.

Tenant examples are:

Small individual one-off payments typically £10-25 for tenant insurance products and introductions for media packages.

Up to 15% commission on deposit replacement products to tenants.

**Evolve Lettings Limited have Client Money Protection through Safeagent.
Membership number A8063**

**We are also members of The Property Ombudsman redress scheme for lettings.
Membership number T09153**

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