

RELEVANT LETTING FEES AND TENANT PROTECTION INFORMATION



As well as paying the rent, you may also be required to make the following permitted payments.

PERMITTED PAYMENTS

Before The Tenancy Starts (payable to **Hamlet South West Ltd** 'the Agent')

- Holding Deposit: 1 week's rent (to be offset against the first months' rent payable at the start of the tenancy)
- Security Deposit: 5 weeks' rent

During The Tenancy (payable to **Hamlet South West Ltd** 'the Agent')

Novation of Contract Fees

- **CHANGES TO YOUR TENANCY AGREEMENT:** Payment of **£50 + VAT** (£60 inc VAT) if you want to change the terms of your tenancy agreement for any reason, including but not limited to;
 - a. addendum to change the occupiers, add or remove tenants
 - b. letters giving permission for pets, decorating, running a business from the property
- **RENT ARREARS:** Payment of interest for the late payment of rent at a rate of **3%** above the Bank of England base rate
- **LOST KEYS:** Payment of **£50 + VAT** (£60 inc VAT) for the reasonably incurred costs for the loss of keys/security devices, or other reasonable and provable costs
- **EARLY TERMINATION (Tenant's Request):** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During The Tenancy (payable to **the provider** if permitted and applicable)

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

OTHER PERMITTED PAYMENTS

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

TENANT PROTECTION

Hamlet South West Ltd is a member of **Client Money Protect (CMP) Scheme**, which is a client money protection scheme, and also a member of **The Property Ombudsman Scheme (TPO)**, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

All permitted payments are also subject to any legal fees incurred during the tenancy.

Who we work with



Hamlet Letting Agents
21 High Street | Wincanton | Somerset | BA9 9JT
Tel: 01963 34006 wincanton@hamletlettings.co.uk
www.hamletlettings.co.uk