

All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement

<u>Holding Deposit</u>	Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property
<u>Security Deposit</u>	Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.
<u>Tenancy Variation</u>	A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.
<u>Key Replacement</u>	The cost of any replacement key, key fob or security device that has been lost or broken.
<u>Early Termination</u>	Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.
<u>Default Fees</u>	Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.
<u>Utilities:</u>	To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent
<u>Council Tax:</u>	Payable to the billing authority unless classed as exempt.
<u>Communications:</u>	Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite:

Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License:

Payable to the billing authority.

Lancaster Estates (Medway) Ltd, Trading as Harrisons Residential
Company Registration 6381580
Is a member of

