Tenant fees schedule

blackbear®

APPLIES TO ASSURED SHORTHOLD TENANCIES (ASTS) AND OCCUPATION CONTRACTS SIGNED ON OR AFTER 1 SEPTEMBER 2019 IN WALES

www.blackbearproperty.co.uk

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Note this will be withheld if any relevant person (including any guarantor(s)) withdraws from the Occupation Contract, provides materially significant false or misleading information, or fails to sign their Occupation Contract (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Early Termination (Contract Holder's request)

Should the Contract Holder wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as rent due under the Occupation Contract until the start date of the replacement Occupation Contract. These costs will be no more than the maximum amount of rent outstanding on the Occupation Contract.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Note this will not be levied until the rent is more than seven calendar days or more in arrears.

Lost Key(s) or other Security Device(s)

Contract Holders are liable to the actual cost of replacing any lost key(s) or other security device(s) only. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the Contract Holder, landlord any other persons requiring keys will be charged to the Contract Holder.

Missed appointments

Where the actions of a Contract Holder results in a missed appointment for a contractor to carry out remedial work at a property, and a Contract Holder subsequently refusing entry, or not being home to allow entry, resulting in charges to the landlord, the Contract Holder can be charged for the actual costs of the missed appointment.

Avoidable or purposeful damage to property

The actual costs of damage to a property caused by neglect or careless or wilful behaviour by the Contract Holder can be charged.

A payment in default can only be charged if there is a speci ic term in the Occupation Contract allowing for such a payment.

CLIENT MONEY PROTECTION:

We are members of the following CMP scheme.

www.safeagents.co.uk

safeagent

INDEPENDENT REDRESS:

We are members of the following redress scheme.

www.propertyredress.co.uk

Property Redress

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