

Tenants Price List June 2019



Before you move in:

Holding Deposit

£ One Weeks Rent
Per Tenancy

This is to reserve a property.

The Holding Deposit will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this fee/deposit will not be returned.

It can, with your agreement be used as a contribution towards your first month's rent or Tenancy Deposit if the Tenancy proceeds to move in/completion.

First Months Rent

£ As Agreed

Payable on or before the commencement of the tenancy. Future rent will be payable by Standing Order.

Tenancy Deposit

£ Five Weeks Rent

The deposit covers damages or defaults on the part of the tenancy during the tenant and is payable on or before the commencement of the tenancy. All deposits for a property let by Webbs are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service.

Company Application Fee

£ 396.00
Including VAT

Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous landlords, as well as contract negotiation (amending and agreeing terms), drawing the Tenancy Agreement up and Schedule of Condition/Inventory if compiled.

During your Tenancy:

Variation of Contract - Tenant Request

£ 50.00 per agreed variation
Including VAT

To cover the cost of contract negotiation, amending terms as well as the preparation and execution of new legal documents.

Rent Late Payment Fee

4% above Bank of England base rate

Interest at 4% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Replacement of Lost Keys or Other Security Device

£ Reasonable cost

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

Ending your Tenancy:

Early Termination - Tenants Request

£ Landlords re-letting costs as well as the rent due until the start of the replacement tenancy.

This is not an automatic right and will be reviewed & agreed on a case by case basis. Should the tenant(s) wish to terminate their contract early, they shall be liable for the landlord's reasonable costs in re-letting the property to a maximum of £390 inc vat as well as the rent due under the tenancy until the start date of the replacement tenancy. Please note the total cost to the tenant will not exceed the maximum of the total rent outstanding on the property.