

# Tenant Fee's

## Assured Shorthold Tenancy (AST)

**KIVO.**

### Before The Move

#### **Holding Deposit.**

*Per tenancy*

An amount equivalent to one week's rent is required to reserve the property for 14 days. This allows time to complete the necessary paperwork and referencing checks (including the Right to Rent check). This amount will be retained if you withdraw your application, provide false or misleading information, fail the referencing process, or do not complete the tenancy agreement.

#### **Deposit.**

*Rents over £50,000 per annum*

A deposit equivalent to five weeks' rent is required. This will be protected under the Tenancy Deposit Scheme and returned in accordance with the terms of your tenancy agreement. The deposit covers any damage or default by the tenant during the tenancy.

#### **Deposit.**

*For rent between £50,000 and £100,000 per annum*

A deposit equivalent to six weeks' rent is required. It will be protected under the Tenancy Deposit Scheme and returned in accordance with the terms of your tenancy agreement. The deposit covers any damage or default by the tenant during the tenancy.

### During The Tenancy

#### **Variation of Contract.**

*£50 Per Agreed Variation  
(tenants request)*

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

#### **Change of Sharer.**

*£50 Per Replacement Tenant  
(tenants request)*

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

#### **Early Termination.**

*(tenants request)*

Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.

### Other Fees & Charges

#### **Unpaid Rent.**

Interest will be charged at 3% above the Bank of England base rate for rent that is unpaid for 14 days or more, charged for each day that it is outstanding. Please Note: This will not be levied until the rent is more than 14 days in arrears.

#### **Lost Key(s)/Security Devices(s).**

Tenants are liable for the actual cost of replacing any lost keys or other security devices. 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 any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

**KIVO Property Limited** are members of the Property Redress Scheme (Consumer Redress scheme) and have Client Money Protection with RICS Client Money Protection Scheme.

**kivoproperty.co.uk**