

Tenant Fees

Once you've found the perfect property and your offer has been accepted, we'll start preparing the tenancy agreement and organising the logistics for your move-in day. We don't want you to have any unexpected surprises when it comes to signing the contract, so here's a list of what you can typically expect to pay. All fees listed are inclusive of VAT.

Permitted Payments

BEFORE YOUR TENANCY

Holding deposit	<p>This is equivalent to one week's rent on the agreed monthly rental value and will be offset against the total move in monies due prior to move in.</p> <p>The deadline for agreement is 15 calendar days after the Holding Deposit was paid unless an "extension" date is agreed in writing by the tenant.</p> <p>The holding deposit will be returned if the landlord withdraws from the agreement.</p> <p>The agent can retain the deposit if:</p> <ol style="list-style-type: none"> 1. The tenant withdraws their application. 2. The tenant fails their Right to Rent check. 3. The tenant doesn't take reasonable steps to enter into the tenancy. 4. The tenant provides false or misleading information which affects their suitability to rent the property.
Rent payable	1 month's rent in advance, or whatever has been agreed prior to commencement of the tenancy.
Security deposit	This is equivalent to 5 weeks' rent on the agreed monthly rent. The Security Deposit can be used to cover damages or defaults on the part of the tenant during the tenancy.





DURING YOUR TENANCY

Late rent	Interest is payable at a rate of 3% above the Base Rate of The Bank of England on a daily rate once the rent is more than 14 days late.
Key replacement	The cost of replacement key, access r security device including the cost of replacement of the locks (if applicable).
Tenancy amendment	A fee of £50.00 will apply if the tenant requests a variation, assignment or novation to the tenancy agreement.
Utilities	Gas, Electric, Fuel, Water, Council Tax, TV licence and any other utility charge that may be applicable are to be paid by the tenant throughout the tenancy term unless agreed otherwise.
Damages for Contract Breach	Payment for damages in breach of the tenancy agreement or an agreement between Crompton Estates and a relevant person (tenant, guarantor or person acting on behalf of the tenant).

ENDING YOUR TENANCY

Early termination	If the tenant wishes to terminate the tenancy early and there is no break clause, upon receipt of a written request from the tenant (and with agreement of the landlord), the tenant shall pay the rent until a replacement tenant is found and also bear the cost of the landlord re-letting fees in accordance with Crompton Estates' terms of business. Such fees shall not exceed the amount of the remaining rent of the tenancy.
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Other information

	Tenant deposits are protected by The Deposit Protection Service.		Independent redress is provided by The Property Ombudsman Service.
	Client Money Protection is provided by UK Association of Letting Agents		Independent redress is also provided by The Property Redress Scheme.