

<u>PERMITTED TENANT CHARGES</u>		All prices include VAT
Pre-tenancy	Mandatory on all service packages	
	Holding deposit = to 1 weeks rent payable to hold property.	Equiv. to 1 weeks rent
Other tenant costs		
Dilapidation Deposit	Payable after signing of AST contract (contracts with rent up to £50,000)	Equiv. to 5 weeks rent
	Payable after signing of AST contract (contracts with over £50,000)	Equiv. to 6 weeks rent
Changes to a tenancy details / altering the agreement	At tenant request or need, to include such things as:	
<i>All changes are subject to prior agreement from the landlord and are only deemed as granted, when confirmed in writing. Changes apply but are not restricted to the list, as detailed</i>	<ul style="list-style-type: none"> • Pet consent (not to be confused with the pet rent, which is an additional monthly cost) • Name change • Change in rent due dates • Requests to decorate, alter or add to the tenancy, or inventory changes • Or any amendment that alters the obligations of the tenant or changes the agreement 	Per change £50 incl. VAT
Change of tenants / sharers / co-habitants	At tenant request or need, to include such things as:	
<i>All changes are subject to prior agreement from the landlord and are only deemed as granted when confirmed in writing. Changes apply but are not restricted to the list, as detailed</i>	<ul style="list-style-type: none"> • Reference for new or additional tenant • Right to Rent checks • Deposit protection / amendments 	Per change £50 incl. VAT
Early Termination / Surrender	At the tenant request and to include such tasks as;	
<p><i>Please refer to the Early surrender conditions, in the Tenant hand-out, as landlord consent MUST be confirmed prior to the start of this process</i></p> <p><i>In the context of fee payment - If the tenant wishes 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.</i></p> <p><i>These costs will be no more than the maximum amount of rent outstand on the tenancy.</i></p>	<ul style="list-style-type: none"> • Preparation and liaising on terms of surrender/early termination • Arrange viewings • Carry out creditworthy checks for prospective tenants • Verify Right to rent Checks • Manage end of tenancy & check out & new inventory preparation ** • Deposit determination • New tenancy protocol 	To be calculated upon request of early termination
	** Additional costs for inventory and/or other related costs will apply, if applicable	To be advised
Late Payment of Rent / arrears	Charged at the Bank of England BASE RATE + 3% Interest is charges at 3% above the Bank of England base rate, from the 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 but it applied from the rent due date.	

<p>Key / fob / alarm control replacements</p>	<p>Tenants are liable for the actual cost of replacing any lost key or other security device. If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord, any other persons/agent, 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 in meeting this service.</p>	<p>£15.00 per hour incl. VAT + cost of the replacement keys/fobs/ device</p>
<p>** Prices are subject to change. Shepherds cannot control prices of external trades people, Disclaimer: Reasonable measures have been taken to ensure these details are correct. The agent cannot be held responsible for legal changes, or third-party errors. Please seek additional details or advice if you are in any doubt **</p>		