

The information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property through Kings Estates

All fees & charges are shown inc VAT.

Holding deposit (per tenancy):

One week's rent - Please Note: This 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 or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit:

Maximum Five weeks' rent. This covers damage or defaults on the part of the tenant during the tenancy.

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. Please note: This will not be levied until the rent is more than 14 days in arrears.

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

In the event of lost/damaged keys, the cost to cut new keys plus the Landlord/Agents time involved at £15 per hour. This is payable in advance. The same applies for any other security device or key Fob/Permit. 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.

Variation of Contract or Change of sharer (Tenant's Request):

Any Variation of contract or Deed of Assignment to change/replace tenants during the tenancy can be done at a cost of £50 including VAT each time. This is payable in advance. There may be occasions where the cost may exceed £50 including VAT, in these circumstances receipts/invoices can be provided to show reasonable costs. This is 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 new legal documents.

Early Termination (Tenant's Request):

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

For Non Housing Act tenancies such as company lets the following fees apply:

Company Let: £600inc

This is to cover referencing the company and guarantors, completing and executing the legal paperwork.