



Tenant Fee Schedule – New Assured Shorthold Tenancies (ASTs) signed on or after 1st June 2019

As a prospective tenant, you will be asked to agree with Henry Adams (Horsham) LLP that;

1. As my Contribution to Henry Adams (Horsham) LLP cost of progressing this application, I agree to the following charges:

Holding Fee which is one week's rent. This is to reserve a property. 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 (an/or Guarantor indemnity) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy, Rent under £50,000 per year) is Five weeks' rent. This covers damages or defaults on the part of the Tenant during the tenancy.

Security Deposit (per tenancy, Rent of £50,000 or over per year) is Six weeks' rent. This covers damages 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 charged until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, and new lock and replacement keys for the tenant, landlord 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 key(s) or other security device(s).

Variation of Contract (Tenant's Request) = £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) = £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. 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 (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.

Pets are not generally permitted in rental properties; however where a landlord agrees to a tenant keeping a pet at the property an additional rent per calendar month may be charged if agreed by both Landlord and Tenant at the beginning or during the tenancy. If agreed, this will be £15pcm for the first pet and an additional £10pcm each pet thereafter. Please note addendum clauses will be made to the tenancy agreement.

Please note that for a Non-Housing Act Tenancy (i.e. a company let) there is a chargeable Administration Fee of £300.

For any further information, or if you have any queries, please ask a member of the Henry Adams (Horsham) LLP staff or call the office on 01444 450528