



# Permitted Payments

## For Tenants

**Holding Deposit:**

In order to proceed with an application, a holding fee equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first month's rent on move in, upon successful completion of the referencing process. Should you pull out, fail the Right to Rent checks/referencing due to incorrect information being provided, or delay the referencing process over 15 days, this fee becomes non-refundable.

**Rent & Deposit:**

Monthly rental payment as agreed and a security deposit equivalent of up to five weeks rent on properties where the total annual rent is less than £50,000 and equivalent of up to six weeks where the total annual rent is £50,000 or more

**Early Termination Fees (RWW managed properties only):**

Should the landlord agree for you to terminate the tenancy early then you may be asked to pay the next finders fee in addition to your rent up until the vacation date. The finder's fee will either be a fee equal to 75% of the first month's rent or one month's rent or 100% of one month's rent depending on the package the landlord has signed up for plus the cost of a new inventory (charge depends on size of property). However this amount cannot exceed the amount of rent owed to the end of the initial contract.

**Lost Keys:**

Should you lose your keys and require additional keys cut by Rush Witt & Wilson you will be charged the cost of the keys. Should you be happy to cut the keys yourself a £20 deposit may be asked for when collecting our management set which will be returned on the receipt of the keys back in the office. If a locksmith is needed a tenant will be responsible for paying the full locksmith fee.

**Maintenance false alarms/tenant damage:**

Should a contractor be called out to look at a fault at the property which the tenant has caused accidentally or deliberately, or should an electrical fault be reported which is due to a tripped switch on the fuse box which has not been checked then it is the tenant's responsibility to pay the contractor's full invoice.

**Rent Default Fee:**

Rent arrears - A default fee can be charged for late payment of rent but only where the rent payment has been outstanding for 14 days or more (from the date set out in your tenancy agreement) Any fee charged by a landlord or agent cannot be more than 3% above the Bank of England's base rate for each day that the payment has been outstanding.

**Novation, assignment or variation of a tenancy:**

£50 fee to add an additional person on to the tenancy, to remove a person from the tenancy or to change any of the terms in order to substitute a new tenancy agreement.