

**Tenants Permitted Payments and Charges** (Effective as of 01<sup>st</sup> June 2019)**Tenants - Pre-Tenancy** (payable to Alex Neil Estate Agents 'the Agent')

- Holding Deposit: 1 Week's Rent\* (Annual Rent ÷ 52)
- Dilapidations Deposit: 5 weeks' Rent (annual Rent ÷ 52 x 5)
- Rent: 1 month in advance

*\*The holding deposit will be refundable or act as a down payment towards the dilapidations deposit or the 1 months' rent in advance upon successfully entering in to an Assured Shorthold Tenancy.*

**Tenants - During Tenancy** (payable to the Agent)

- Tenancy alterations during the term of the tenancy (subject to landlord consent) £50.00 Inc. VAT (£40.00 + VAT)
- Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate (if applicable)
- Alex Neil Landlord Reference Fee (if required) £90.00 Inc. VAT (£75.00 + VAT)
- Payment of £75.00 Inc. VAT (£60.00 + VAT) for the reasonably incurred cost for loss of keys/security devices
- Payment of any unpaid Rent or other reasonable costs associated with your early termination of tenancy (if applicable)

**Tenants -Existing Tenancies** (Payable to the Agent)

Tenancies that were entered into before **1<sup>st</sup> June 2019** that renew by way of fixed term agreement or statutory periodic agreement' until and limited to 31<sup>st</sup> May 2020

- Tenancy Renewal, per tenancy (subject to landlord consent) (if required) of £240.00 Inc. VAT (£200.00 + VAT)
- Check Out Report Fee (if applicable) £180.00 Inc. VAT (£150.00 + VAT)
- Tenancy Alterations (fees will apply under the original tenancy agreement clauses)

**Landlord Fees and charges**

As outlined within our Terms of Business Residential Lettings and Property Management. Commission is calculated on the relevant percentage multiplied by the rent payable by the Tenant for the property, for the duration of the term of the tenancy granted under the tenancy agreement.

- Introduction & Tenancy Fee 12% Inc. VAT (10% + VAT) (Subject to a minimum charge of £1,800.00 Inc. VAT (£1,500.00 + VAT))
- Comprehensive Management Fee 7.2% Inc. VAT (6% + VAT)
- Tenancy Agreement and Administration Fee £360.00 Inc. VAT (£300 + VAT)
- Renewal Tenancy Fee 9.6% Inc. VAT (8% + VAT)
- Additional property inspection Fee if applicable (per visit) £180.00 Inc. VAT (£150.00 + VAT)
- Interest will be charged for late payment of fees if not paid within 10 working days of falling due at a rate of 9.6% Inc. VAT (8% + VAT) above the bank of England base rate

Special fee conditions for new, previous and existing customers could apply

(Value Added Tax (VAT) is charged at a rate of 20%)

**Alex Neil are members of:**

- **CMP** (Client Money Protect) a client money protection scheme.
- **DPS** (Deposit Protection Service) a deposit protection scheme.
- **TPO** (The Property Ombudsman) Membership number: N00018