

HOME Estate Agents Tenancy Information

Holding Deposit (per tenancy) Equal to one weeks rent.

The one week's rent is to hold a property and will be offset against the deposit requested. This payment will be forfeit if any relevant person, including any guarantor(s), withdraw from the tenancy, fail the Right-to-Rent check, provide materially significant misleading or false information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security deposit (per tenancy) On the basis of an annual rent under £50,000 Five weeks rent.

This deposit is to cover damages to the property or breaches of tenancy on the part of the tenant throughout the tenancy period. If the property is managed by HOME estate agents on behalf of the landlord any deposit paid will be held in the Deposit Protection Service (DPS) of which full details are available at key(s) or other Security device(s)

Tenants will be liable for the actual cost of replacing any lost key(s) or any other security device(s). If the loss of keys or security device results in locks requiring to be changed, the actual costs of a locksmith visit, any new lock and/or replacement keys for the tenant, landlord any other persons requiring the keys will be charged to the tenant. If any additional costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time required in replacing lost key(s) or other security device(s).

Unpaid rent

Interest will be charged at 3% above the Bank of England base rate. This will be calculated from the rent due date until the full arrears are settled. Please Note: This charge will not be applied until the rent is more than 14 days in arrears.

Variation of contract (At tenant's request) £50 (inc. VAT) per agreed variation of contract.

To cover the costs associated with discussing the proposal with the landlord, taking the landlords instructions and the preparation and issuing of any new documents.

Change of sharer (At tenant's request) £50 (inc. VAT) per replacement tenant or any reasonable costs (with breakdown) incurred if higher.

To cover the costs associated with discussing the proposal with the landlord, taking landlords instructions, additional tenant referencing and Right-to-Rent checks, any further deposit registration as well as the preparation and issuing of any tenancy agreement or legal documents.

Early Termination (Tenants Request).

Should a tenant wish to terminate their contract earlier than arranged, they will be liable to the landlord's costs in re-letting the property. A tenant may also be requested to settle all rent due under the tenancy until the start of a replacement tenancy. The costs will be no more than the maximum amount of rent outstanding on their tenancy.

Pets:

If a landlord has instructed us that they will accept pets they may wish to increase the monthly rental amount. This must be agreed by all parties prior to entering into a tenancy agreement and a full disclosure provided for any pets that will reside at the property. The landlord reserves the right to decline an application to rent if pets are not acceptable.

Client Money Protection

Home Estate Agents are members of Client Money Protect (CMP). Full details of our membership can be found at <https://www.clientmoneyprotect.co.uk/>

Redress Scheme

Home Estate Agents are members of The Property Ombudsman redress scheme. Full details of our membership can be found at <https://www.tpos.co.uk/>