

## Tenant Fees

### Holding Deposit

To reserve a property, one week's rent is required. Please note that this deposit will be withheld if any relevant person, including guarantors, withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or does not sign the tenancy agreement (or Deed of Guarantee) within 15 calendar days or the mutually agreed deadline.

### DPS Custodial Security Deposit (per tenancy)

**Five week's rent.** This covers damages or defaults on the part of the tenant during the tenancy.

### Changes/Variations to the Contract (by request of the tenant)

**£48.00 per variation.** To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

### Change of listed tenant (by request of the tenant)

**£48.00 per replacement tenant.** 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.

### Lost Key(s) or Other Security Device(s)

Tenants are responsible for the costs associated with replacing any lost key(s) or security device(s). If locks need to be changed, the tenant will be charged for the locksmith, new lock, and replacement keys for themselves and any other individuals requiring keys. Additional costs incurred will be billed at £15 per hour for the time spent replacing lost key(s) or other security device(s).

### Unpaid Rent

If the rent remains unpaid for more than 14 days, the landlord has the right to impose interest charges at a rate of 3% above the Bank of England's annual percentage rate for each day the payment is overdue.

### Early Termination (by request of the tenant)

If the tenant wishes to terminate their contract early, they will be responsible for the landlord's re-letting costs and any outstanding rent until the commencement of the replacement tenancy. These costs will not exceed the total rent due under the tenancy.