



Tenants Fees/Information

Southernbrook Lettings Ltd is a member of ARLA Propertymark which includes membership of client money protection scheme. We are also members of the TPO (The Property Ombudsman)

The below costs apply to all New Assured Shorthold Tenancies (AST's) from the 1st June 2019 and are permitted payments to what will become due when renting through Southernbrook as per our tenant's terms and conditions. All costs include VAT at the standard rate.

Holding Deposit – Per Tenancy

This is equivalent to one weeks rent of the agreed rental amount. This is payable upon initial agreed terms to secure your interest in applying for a property and will be credited against the tenancy account upon the commencement of the tenancy. Should any tenant or guarantor/relevant person provide false or misleading information on their application forms causing them to fail referencing or a right to rent check this deposit may be withheld. It may also be withheld should any relevant person fail to sign the tenancy agreement within 15 calendar days. (unless otherwise agreed in writing)

Security Deposit – Per Tenancy

If the rental amount agreed is less than £50,000 per annum the security deposit required would be equivalent of 5 weeks rent. This is protected within the DPS (The Deposit Protection Service) and covers any damages or financial defaults during the tenancy.

Security Deposit – Per Tenancy

If the rental amount agreed is more than £50,000 per annum the security deposit required will be equivalent of 6 weeks rent. This is protected within the DPS (The Deposit Protection Service) and covers any damages or financial defaults during the tenancy.

Amendments/Addendum of Contract – Upon Tenant Request

A fee of £50 will be payable to cover the cost of new legal documents, upon landlord's approval of amendment/addendum. For example – pet addendum.

Change of Sharer – Upon Tenant Request

A fee of £50 will be payable to cover the cost of all new legal documents, deposit registration, referencing and right to rent checks.

Late/Unpaid Rent

If the rent reaches 14 days late interest of 3% above the bank of England base rate at that time will be charged from the point that the rent became due until the day the rent is paid in order to cover costs incurred.

Early Termination of Contract

Should the tenant require to break contract prior to the end of the fixed term, and upon acceptance of the landlord the tenant shall be liable for the landlords set up costs which would be reasonably incurred by finding new tenants, along with the rent due on the property up until the day a new tenant moves in.

Lost Key/Security Devices

Any tenant will be liable for the cost of replacement, should replacement locks be required due to fault of the tenant and a locksmith required, this cost will be down to the tenant.

Agreements outside of The Housing Act 1988

Company Let Application Fee £420.00 Inc VAT