

TENANT FEES

Holding Deposit: (Per Tenancy)

One week's rent. This is to reserve a property.

Note: This will be refundable unless any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant or false or misleading information, or fails 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:

You will be asked to pay a Security Deposit (if the rent is under £50,000 per annum) - Equivalent to five weeks rent. This will be protected by being registered with the Deposit Protection Service and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

If the rent is between £50,000 and £100,000 per annum, you will be asked to pay a Security Deposit equivalent to six weeks rent.

This will be protected by being registered with the Deposit Protection Service and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

Deposit Protection Scheme:

Christian Reid Lettings Ltd is a Registered Member of the Deposit Protection Service.
Our Agent I.D is; 1473073.

You can find more information about the Deposit Protection Service here;
<https://www.depositprotection.com/>

Default Fess:

- Lost keys - Tenants are liable for the actual cost of replacing any lost key or security device. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.
- Rent arrears – charged at 3% interest above Bank of England Base Rate, for arrears more than 14 days outstanding

Change of Sharer/Variation of Tenancy Agreement:

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. The charge to the Tenant will be £50 (inc VAT)

Early Termination of the Tenancy:

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy (capped at no more than the maximum of rent outstanding on the tenancy).

Complaints:

Should you wish to make a complaint, you can find our Complaints Procedure here;
<https://www.christianreid.co.uk/images/complaints-procedure.pdf>

Redress Scheme:

Christian Reid Lettings is a member of The Property Ombudsman
<https://www.tpos.co.uk/>

Client Money Protection:

Christian Reid Lettings is a member of Client Money Protect
<https://www.clientmoneyprotect.co.uk/>