

### **Tenant Charges**

In addition to paying the rent, you may also be required to make the following payments permitted under the Tenant Fees Act 2019.

Before the tenancy starts (payable to Windsor Court Properties 'the Agent')

**Holding Deposit:** 1 week's rent

**Deposit:** An amount up to the limit allowed by the Tenant Fees Act 2019 of 1 Months' rent

During the tenancy (payable to the Agent)

Payment of interest for the late payment of rent at a rate of 3% above the bank of England's base rate for each day the rent is late

Other permitted payments

Any other permitted payments, not included above, for breaches of contract or under the relevant legislation including contractual damages. These may include reasonable costs or losses incurred for loss of keys, security devices and changes to the tenancy agreement or early termination, if the Landlord agrees they can be made, up to the permitted limits.

Managed properties only - Early termination fee during fixed term agreement subject to Landlord consent, Rents between £0.00 - £999 £480 Inc. VAT, Rents between £1000 - £1999 £1000 Inc. VAT Rents between £2000 - £2999 £1500 Inc. VAT Rents between £3000 - £5000 £2000 Inc. VAT

Tenant Fees for pre 1<sup>st</sup> June 2019 tenancies

*Explanation of our tenant fees permitted under the Tenant Fees Act 2019 transitional provisions, where fees are written into existing tenancy agreements. These apply to all tenancy agreements granted or signed and executed before 31st May 2019, and can be charged up until 31st May 2020*

If after the expiry of the initial fixed term the Tenant wishes to extend the tenancy a fee of £60 inc VAT will be payable at that point. Clause (3.4) of the tenancy agreement

Company application fee £480.00 Inc. VAT and Renewal fee £60 Inc. VAT

### **Tenant Protection**

*Windsor Court Properties are members of the Property Redress Scheme - No PRS015312 and have client money insurance via SafeAgent*

*We hold Client Money Protection (CMP) through SafeAgent – No A6895*

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