

Relevant Letting Fees and Tenant Protection Information for Tenancy Applications After 1st June 2019

As well as paying rent, you may also be required to make the following permitted payments

Permitted Payments

Before the Tenancy starts Quirks Lettings and Management, the Agent will require

Holding Deposit equal to 1 weeks Rent

(once the Tenancy commences this will be offset against any balance due on Rent but will become forfeit should the Tenant not commence with the Tenancy after every reasonable effort has been made to offer a Tenancy or the Tenant has been found to have provided false information during his/her application)

The Tenant(s) will also be required to pay a Deposit, to be held for the duration of the Tenancy and in accordance with the Tenant Deposit Protection legislation, equivalent to 5 weeks rent.

(For the avoidance of doubt a week's rent is calculated as, Rent x 12 ÷ 52)

Holding Deposit

The Applicant/Tenant agrees and understands the Agent will be permitted to retain the Holding Deposit for longer than the permitted 14 day period whilst organising the Tenancy and will not seek a return of these funds unless the Landlord fails to offer a tenancy or the tenant has been found to have provided false information during the application for a tenancy.

Should the Landlord fail to offer a Tenancy the Holding Fee will be refunded to the Applicant/Tenant without any unreasonable delay, however

There is no need for Quirks to return the Holding Deposit if

- The person applying fails Immigration Act checks
- The person applying gives false information that would have a detrimental effect to the referencing and offering of a tenancy (for the avoidance of doubt this will include false information relating to adverse credit and CCJ's or confirmation of insufficient income)
- There is no Agreement entered into by the Tenant after the Landlord/Agent have taken all reasonable steps to make a tenancy available

During the Tenancy

Along with all rent due the Tenant(s) will also be required to pay to Quirks Lettings and Management, if applicable

Payment of up to £50 or reasonable costs incurred if higher if you want to change any part of the Tenancy Agreement.

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate

Payment up to £50 plus material and labour costs reasonably incurred for the remedy of loss of keys/security devices (including parking permits)

Payment for damages or breaches of a tenancy will also be permitted

Payment of other reasonable costs associated with any early termination of the Tenancy (for the avoidance of doubt this will be all rent due under the terms of the Tenancy or until a new Tenancy is initiated with another party and additionally a payment of the Landlords expenses for any new let, which will be the equivalent of 1 months' rent inc vat. If this occurs in the last 3 months of a tenancy this fee will be calculated at ½ of a month's rent)