



PERMITTED PAYMENTS ENGLAND

What permitted payments can I expect to pay if I rent a property with Garratt Anderson & Partners

Permitted payments for new Assured Shorthold Tenancies (ASTs).

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

Holding Deposit (per tenancy). One week's rent

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). To work out weekly rent, multiply the monthly rent by 12 then divide this sum by 52.

Security deposit (per tenancy, rent under £50,000 per year). Five weeks rent.

This covers damages or defaults on the part of the tenant during the tenancy. To work out five weeks rent, multiply the monthly rent by 12 then divide this sum by 52 and then multiply this sum by 5.

Security deposit (per tenancy, rent of £50,000.00 or over per year). Six weeks rent.

This covers damages or defaults on the part of the tenant during the tenancy. To work out six weeks rent, multiply the monthly rent by 12 then divide this sum by 52 and then multiply this sum by 6.

Unpaid rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other security device(s).

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). 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 any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Our Clients Money Protection Scheme is with Moneyshield



The redress scheme for Garratt Anderson is The Property Ombudsman Scheme



We are members of The Property Ombudsman (TPO)



Variation of contract (tenant's request) £50.00 (inc. VAT) per agreed variation

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

Change of sharer (tenant's request) £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.

Early termination (tenant's request).

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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Utilities and Council Tax

All Tenants will be liable to pay all utilities on a property being Gas, Electric, Water, phone and broadband, T.V subscriptions etc, they will also be liable to pay the Council Tax on the property. This is the Tenants responsibility. We refer you to your Tenancy Agreement.

If you have any questions on our fees, please contact us.

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