



## TENANT SCALE OF FEES

### HOLDING DEPOSIT

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).

### DEPOSIT

Deposit for a long-let tenancy	Equivalent to five weeks' rent
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### OTHER FEES

Contract variation, novation, amendment or change of occupant at the tenant's request within an existing tenancy	£50 (incl. VAT)
Default fee of interest on late rent if rent is more than 14 days overdue	3% above Bank of England base rate
Early Termination Fee per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property.	£240 (Incl.VAT)
Default fee for lost keys or other respective security devices	Actual cost of replacement

### Fees for non-Assured Shorthold Tenancies / non-Licences

Tenant fee	£250 per person (Inc. VAT)
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This is fixed-cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to conducting viewings, negotiating the tenancy, verifying references, undertaking Right to Rent checks (if applicable) and drawing up contracts. It is charged on a per individual basis – not per tenancy. The charge will not exceed £250 Inc. VAT per individual and will only be applied to the first three individuals entering the tenancy where there are more than three individuals taking occupation of the property. The charge will not exceed this sum unless you request or cause one of the specific additional services or fees set out elsewhere in this document.



Oyster Properties is a proud member of the following schemes:

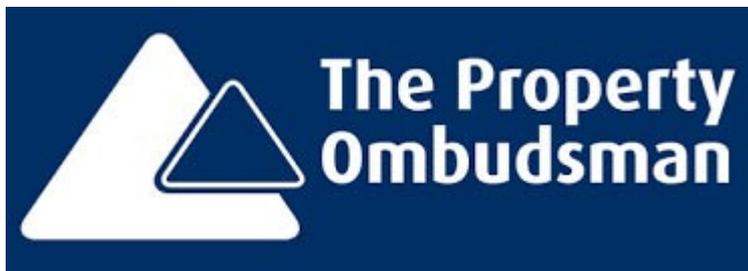
- The Safeagent Accreditation Scheme



- The Safeagent Client Money Protection Scheme



- Independent Redress Scheme provided by The Property Ombudsman



- MyDeposits as the tenancy deposit scheme

