

Fees to Tenants.



HILLS

ASSURED SHORTHOLD TENANCIES PERMITTED PAYMENTS

Before the Tenancy starts

Holding Deposit (Reservation Fee)	1 Week's Rent Security Deposit 5 Weeks' Rent (6 Weeks' Rent on Properties with rent more than £50,000.00 a Year)
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During the Tenancy

Variation, Novation or Assignment of the Tenancy Agreement	£50.00 inc. VAT (net £41.67) Rent
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Rent Outstanding for 14 Days or More	3% Daily Interest Rate (above Bank of England Base Rate)
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Payment of any unpaid rent or other costs associated with your early termination of the Tenancy/breaking the contract. *The Tenant will be required to give 1 month's notice, along with reasonable costs incurred in identifying a replacement Tenant.

NON-HOUSING ACT TENANCIES 1988 (E.G. COMPANY LET TENANCY)

Under new legislation, we are not permitted to charge fees to Tenants unless the Tenancy is a Non-Housing Act Tenancy. Therefore, the fees below relate purely to Non-Housing Act Tenancies Administration/Application Included within your Application Fee; Tenant Referencing checks which include affordability, current/previous Landlord checks (if applicable), Credit Report Checks, Immigration Right To Rent in the UK validation including Identification checks and preparation, delivery and completion of Tenancy documentation.

1 Tenant £234 inc. VAT (net £195.00)	2 Tenants £468 inc. VAT (net £390.00)	3+ Tenants or Company £702.00 inc. VAT (net £585.00)	Guarantor -£234.00 inc. VAT (net £195.00)
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TENANCY RENEWAL PERMITTED

Payments Tenancy Extension/Renewal	£216.00 inc. VAT (net £180.00)
Rental Arrears Rent Outstanding for 14 Days or More	3% Daily Interest Rate (above Bank of England Base Rate)
Rent Outstanding for 14 Days or More	£54.00 inc. VAT (net £45.00) Per Week Until Rent Balance is Clear
Non-Payment of Standing Order or Returned Cheque	£54.00 inc. VAT (net £45.00)
Letter or Email Sent in Respect of Outstanding Rent	£54.00 inc. VAT (net £45.00)
Property Visit in Respect of Outstanding Rent	£54.00 inc. VAT (net £45.00)
Matter Escalated to Legal Advisors Charge for Each Letter Sent Plus other Associated Legal Costs	£54.00 inc. VAT (net £45.00)

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NIL DEPOSIT SCHEME - REPOSIT

* We are partnered with Reposit, providing a nil deposit option, which is only available on properties which are eligible and where the Landlord has agreed to offer the Reposit service. These properties can be identified by the Reposit sticker on the advertising. Initial Charge (One-off, non-refundable service charge payable direct to Reposit.)

1 Week's Rent Annual Extension Charge (Payable direct to Reposit on the anniversary of your move in date if you stay longer than a 12 month period.)	£30.00 inc. VAT (net £25.00)
Replacement of Tenant Charge (Admin charge payable direct to Reposit to update Tenant's details.	£50.00 inc. VAT (net £41.67)
ADR Charge (Alternative Dispute Resolution) (Payable direct to Reposit if a claim goes to ADR and the adjudicator finds the claim to be wholly in the favour of the Landlord.)	£60.00 inc. VAT (net £50.00)

*Reposit fees are not chargeable by Hills Lettings and are payable direct to Reposit, as detailed in their terms and conditions

Miscellaneous

Change of Tenancy Commencement Date Prior to Start of Tenancy (If the Tenancy paperwork has already been prepared by the Agent and distributed.)	£120.00 inc. VAT (net £144.00)
Property Alterations – Variation of the Tenancy Agreement	£120.00 inc. VAT (net £100.00)
Any Other Variation, Novation or Assignment of the Tenancy	£294.00 inc. VAT (net £245.00)
Tenancy Reference Provided to Any Third Party	£60.00 inc. VAT (net £50.00)
Charge to Administer End of Tenancy Property Clean	£60.00 inc. VAT (net £50.00) or Repairs £60.00 inc. VAT (net £50.00)