

Tenant Fees & Charges Assured Shorthold Tenancies (ASTs)

Holding Deposit (per tenancy)

Equivalent to one week's rent

This will reserve the property for fourteen days to allow the relevant paperwork and referencing (including Right to Rent) for the tenancy to be completed. It will be retained if you withdraw your application or fail the referencing process (which includes providing false/misleading information) or fail to complete the tenancy agreement.

Deposit

If the rent is under £50,000 per annum

Equivalent to five week's rent

This will be protected in the Deposit Protection Service and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

Deposit

If the rent is £50,000 - £100,000 per annum

Equivalent to six week's rent

This will be protected in the Deposit Protection Service and will be returned in accordance with the terms of your tenancy agreement. This covers damages or defaults on the part of the tenant during the tenancy.

Change of tenant

Subject to the landlord's approval

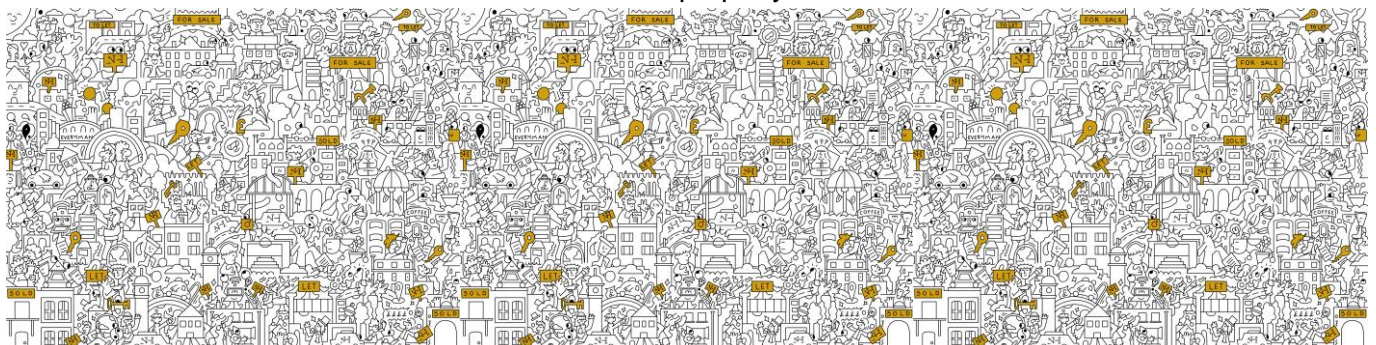
£50 Inc. VAT per replacement tenant

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

Subject to the landlord's approval

The tenants shall be liable for all rent due under the tenancy agreement until the start date of the replacement tenancy as well as the unused portion of the landlord's fee for the original letting of the property.



Other Fees & Charges

Unpaid rent

3% above the Bank of England base rate

Charged for rent that is unpaid for 14 days or more, charged for each day that it is outstanding.

Lost keys & other security devices

Actual cost

Tenants are liable for the actual cost of replacing any lost keys or other security devices. 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.

Tenant Fees & Charges Non - Assured Shorthold Tenancies

Holding Deposit (per tenancy)

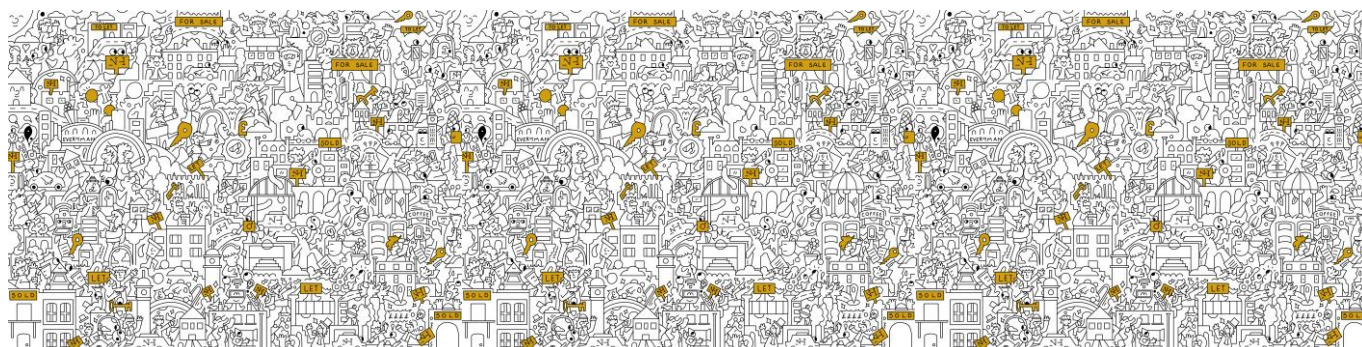
Equivalent to two week's rent

This will reserve the property for fourteen days to allow the relevant paperwork and referencing (including Right to Rent) for the tenancy to be completed. It will be retained if you withdraw your application or fail the referencing process (which includes providing false/misleading information) or fail to complete the tenancy agreement.

Deposit

Equivalent to a minimum of six week's rent

This will be agreed on a per tenancy basis. The deposit will be held in Nova Haus London's client account for the duration of the tenancy and return in accordance with the terms of your tenancy agreement.



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Pet Deposit

Equivalent to two week's rent

This is in addition to your deposit (as listed above unless otherwise agreed) to cover the added risk of property damage.

Tenancy Agreement Fee

£295 Inc. VAT

Tenant's share

Reference Fee

£60 Inc. VAT

Per Tenant & Guarantor

Permitted Occupier Fee

£30 Inc. VAT

Per Permitted Occupier

We must check every occupier over the age of 18 has the legal right to rent in the UK.

Stamp Duty

Due on tenancies where the annual rent amounts to over £125,000.

For further information, please refer to HMRC.

Amendment Fee

£300 Inc. VAT

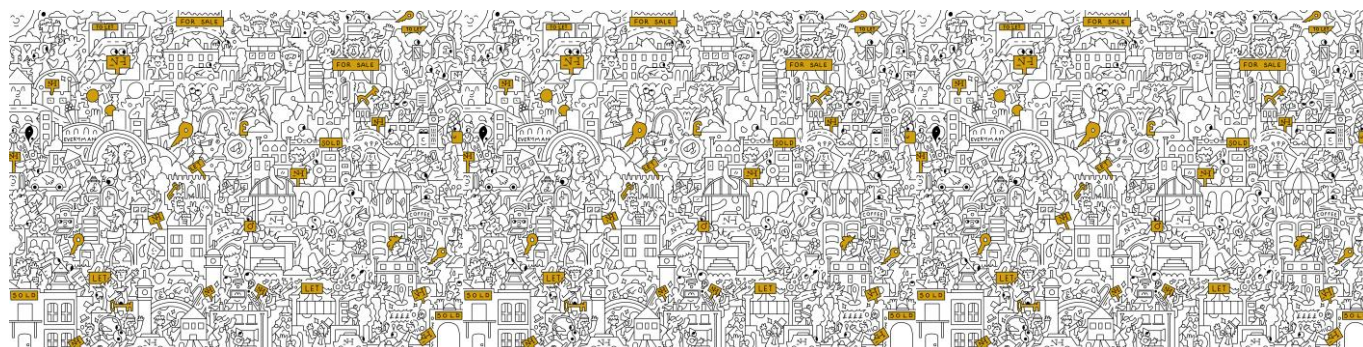
Inventory Cost

The cost of the inventory and check out will be passed directly to the tenant from the inventory company used, dependant on the size and content of the property.

Inventory Arrangement Fee

£60 Inc. VAT

This covers Nova Haus London's role in organising the check out and liaising between you and your landlord and making recommendations for fair deductions.



Other Fees & Charges

Unpaid rent

4% above the Bank of England base rate

Charged for rent that is unpaid for 14 days or more, charged for each day that it is outstanding.

Lost keys & other security devices

Actual cost

Tenants are liable for the actual cost of replacing any lost keys or other security devices. 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.

Nova Haus London is a member of Property Redress Scheme and has Client Money Protection with Propertymark.

If you have any questions on our fees, please ask a member of our lettings team.

