

PERMITTED PAYMENTS IN ACCORDANCE WITH THE TENANT FEES ACT JUNE 2019

Relevant letting fees and tenant protection information

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

Before the tenancy starts (payable to North West Homes 'The Agent')

Holding Deposit: Maximum of 1 weeks rent is payable to reserve the property. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days or such longer period if agreed.

The holding deposit will be withheld if during that period you decide not to proceed with the tenancy or if you fail the Right to Rent checks or provide us with false or misleading information or if any relevant person including any guarantor(s) 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).

Should you be offered and you accept the tenancy agreement, then your holding deposit will be credited to the first months rent/retainer and thereafter you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019.

Deposit: 1 months rent

During the tenancy (payable to the Agent)

Changes to the tenancy agreement: £50

Payment of interest for the late payment of rent at a rate of: 3%

Charge for the reasonably incurred costs for the loss of keys/security devices: Subject to price quoted

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy: If the landlord/agent agrees to a tenant leaving their contract early this is on condition that the tenant continues to pay the rent in full up to the date a replacement tenant takes occupation. The tenant will also be responsible for all the landlords associated costs including the agents fees for reletting.

During the tenancy (payable to the provider) if permitted and applicable

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence

- Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

North West Homes is a member of Client Money Protect which is a client money protection scheme, and a member of The Property Ombudsman which is a redress scheme.