



**Kearsney Property Services will only charge tenants fees in the following circumstances – in line with the Tenant’s Fees Act 2019**

**Tenant Charges:**

<b>First month’s rent</b>	Paid in advance
<b>Tenancy Deposit Limit</b>	Maximum of 5 or 6 weeks rent, depending on the rental amount
<b>Holding Deposit</b>	Maximum of 1 weeks rent
<b>Early termination when requested by the tenant</b>	Leaving a tenancy early will mean payments of 1/12th of the cost of the letting agent’s fees for each month left on the fixed term tenancy, plus the rent due until a suitable new tenant moves in.. Also £75 for the cost of advertising for new tenants, showing them around the property, conducting credit and Right to Rent checks, preparing a new AST and protecting a new deposit and arranging a new inventory.
<b>Utilities, communication services, TV licence and council tax</b>	As agreed with the service provider/supplier
<b>Default charge for late payment of rent</b>	Where rent is unpaid 14 days after it is due, interest at Bank of England Base rate plus 3% will be charged. You can be charged the cost the landlord has to pay his lender if a mortgage payment is missed.
<b>Default charge for replacement of lost key or security device</b>	Where keys are lost, if we wish to assist you, we will charge the actual cost of a replacement if you collect it at our office. If we have to meet you at the property we will charge our time at £25 per hour plus the cost of the lost key.
<b>Changing the tenancy documents after the commencement of the tenancy at tenant’s request</b>	A maximum of £50