FEES TO TENANTS

RB Gates Nationwide – 01.06.19

	FEES VAT is not applicable
Referencing and Right to Rent Checks You will be asked to complete an application before referencing can be undertaken, you should also provide the following: • Original photographic Identification (e.g. passport, National ID card, VISA, resident permit, driving licence) • Proof of Residence (e.g. original utility bill, council tax bill or bank statement all of which much be less than 3 months old) **Do I need a Guarantor?** You should be aware that the need for a guarantor may not become apparent until your referencing (including references for any joint tenants) has been completed. Where a guarantor is required they will need to complete an application form and provide photographic identification and proof of residence. **What sort of checks does referencing cover?** Referencing will cover a check against the credit file and public records of the individual, an Anti-Money Laundering check, confirmation of employment and salary details, confirmation of previous tenancy details, right to rent checks, reporting the results of all those checks to your prospective landlord to see if your application is acceptable. **How much Deposit will I need to provide?** From 1st June 2019 landlords in England are limited to the equivalent of 5 weeks rent for new and renewed tenancies (or 6 weeks if the annual rent is £50,000 or more). This is calculated by dividing the annual rent by 52 and multiplying by 5 (or 6 if rent is £50,000 or more) and will be required to be paid at the start of the tenancy. This is subject to referencing.	**IMPORTANT INFORMATION** PLEASE READ CAREFULLY PRIOR TO COMPLETION OF TENANT REFERENCING APPLICATION
CHARGES / FEES PERMITTED BY TENANT FEES ACT 2019 **DEFAULT LATE PAYMENT FEE** This is chargeable from 14 days of the first rental arrears which will be calculated on the interest at 3% above the Bank of England base rate on the late payment of rent for each day that payment remains outstanding.	3% interest above Bank of England base rate
LOSS OF KEY(S) OR OTHER SECURITY DEVICES Landlords and letting agents can charge tenant(s) a fee to cover the cost of replacing the lost key or security device (e.g. fob / electronic device for garage doors, underground car park and such like.	Explained in the left column
AMENDMENT / VARIATION / ASSIGN / REPLACEMENT OF TENANCY A fee is chargeable should a tenant request to amend / vary / assign / replace a tenancy. *Any amendment/s will be subject to Landlord Approval.	£50.00
EARLY TENANCY TERMINATION If a tenant/s requests to terminate their tenancy prior to the stated end-date stated within the signed tenancy agreement a fee would become chargeable. This is subject to agreement of the Landlord. The tenant will be liable to pay costs incurred to remarket the property and also to continue to pay rent due, utilities bills due, council tax and all associated costs/obligations which relate to the normal renting of said property up until start date of new tenancy.	£200.00
COMPANY REFERENCING This fee only applies for referencing applications under the name of a Company	£350.00

TENANT FEES ACT 2019 & EXISTING TENANCIES PLEASE FIND BELOW TENANT FEES PERMITTED BY TENANT FEES ACT 2019 TRANSITIONAL PROVISIONS WHERE FEES ARE ALREADY WRITTEN INTO EXISTING TENANCY AGREEMENTS. THESE WILL APPLY TO ALL TENANCY AGREEMENTS GRANTED/SIGNED/EXECUTED BEFORE 31/05/2019, AND CAN BE CHARGED UP UNTIL 31/05/2020.	**IMPORTANT INFORMATION**
RENEWAL FEES Contract negotiations, amending and updating terms and arranging a further tenancy and agreement.	£50
RENT ARREARS / BREACH OF TENANCY AGREEMENT LETTER Cost of each letter sent as a consequence of • Rent not being paid, remaining unpaid and requesting for payment to be made • Breaching Tenancy Agreement and therefore requesting for breach to be stopped and remedied.	£30 per letter

INDEPENDENT REDRESS BY: The Property Ombudsman — *A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.*

DEPOSIT PROTECTION SCHEME BY: DPS