

Burgin Atkinson

Lettings Fees & Tenancy Protection

Relevant letting fees and tenant protection information

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

Permitted payments

Before the tenancy starts (payable to Burgin Atkinson 'the Agent')

Holding Deposit: **1 week's rent**

Tenancy Deposit: **5 weeks' rent**

During the tenancy (payable to the Agent)

Where the tenants have requested a change in the tenancy such as adding / removing tenants, change of rent dates, the Agent will charge a fee of **£50.00 Inclusive of VAT** for the change or the costs incurred.

Payment of interest for the late payment of rent at a rate of **3% above the Bank of England base rate.**

Payment **For the loss of keys/security devices, landlords are allowed to charge the reasonable cost that they can evidence in writing / receipts**, anything landlords cannot evidence in writing with receipts will not be charged to the tenant.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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

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

Tenant protection

Burgin Atkinson is a member of **Money Shield** which is a client money protection scheme, and also a member of a redress scheme – **The Property Ombudsman (Membership Number D6350)**