

Chris Allnutt & Co. Property Services

4 Victoria Court, Hurricane Way, Wickford Essex SS11 8YY

Tel: (01268) 47 57 47 Fax: (01268) 451421

Email: sales@chrisallnutt.co.uk Web: www.chrisallnutt.co.uk



RELEVANT LETTING FEES & TENANT PROTECTION INFORMATION

PERMITTED PAYMENTS: Before the tenancy starts (payable to Chris Allnutt & Co 'The Agent')

HOLDING DEPOSIT

- **ONE WEEKS RENT**

(Holding deposits are held until the commencement of the tenancy (subject to signed agreement) and deducted from the first month's rent – should any applicant(s) provide incorrect information on the referencing application or withdraw from the property, the holding deposit will be forfeited).

SECURITY DEPOSIT

- **MAX FIVE WEEKS RENT**

DEFAULT FEE's Payable to 'The Agent'

ALTERATION OF TENANCY AGREEMENT

- **£50.00 inc VAT**

UNPAID/LATE RENT

- **RENT OUTSTANDING FOR 14 DAYS OR MORE**

(INTEREST WILL BE CHARGED AT 3% ABOVE THE BANK OF ENGLAND'S BASE RATE FOR EACH DAY THAT THE PAYMENT HAS BEEN OUTSTANDING)

LOSS OF KEYS/ACCESS FOBS

- **REPLACEMENT COST**

EARLY SURRENDER

- **£750 + VAT**

(IN ADDITION TO ANY UNPAID RENT OR OTHER REASONABLE COSTS ASSOCIATED WITH THE EARLY TERMINATION OF THE TENANCY)

During The Tenancy (payable to the provider) if permitted and applicable:

Utilities – gas, electricity, water

Communications – telephone & broadband

Installation & Subscription of Cable/Satellite

Television Licence

Council Tax

Other Permitted Payments:

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

Chris Allnutt & Co Property Services is a member of **CLIENT MONEY PROTECT** (Membership No: CMP003370) which is a client money protection scheme, and also a member of **THE PROPERTY OMBUDSMAN** (Membership No: D01208), which is a redress scheme.