



SALES, LETTINGS & PROPERTY MANAGEMENT

TENANTS COSTS

Fees may be charged on the following;

1. We do not charge 'Holding Fees' fees for tenants wishing to take a property. When booking a viewing it is, however, important to consider the financial implications of renting. The costs involved in renting a property can vary. It is usual to pay one month's rent in advance and one month's rent as a deposit against damages. This deposit is held in the DPS (Deposit Protection Services Custodial Scheme).
2. Tenants pay monthly in advance. 1 Months' rent will be requested at the start of the tenancy and tenants will pay every month thereafter on their due date (move in date).
3. A Contract Holder is expected to pay a fair proportion of all charges, based on the length of their occupation of the dwelling, including water and sewerage charges, rates and assessments (but of an annual or recurring nature only) and for all gas, electricity, oil or solid fuel consumed on the dwelling (including all fixed and standing charges, and including any Green Deal costs) and all charges for the telephone and broadband charges during this contract. If the landlord is held responsible for the payment of any of these bills, the contract-holder agrees to refund to the principal contact the amount covering these bills.
4. Contract. The Landlords setup fee of 42% of the monthly rent (inclusive of VAT) will become payable. This is reviewed on a case-by-case basis.
5. Late Payment of Rent Fee - Where a rental payment is significantly delayed a fee will be applied! Late rental payment interest charge - 3% of amount owed above the Bank of England base rate, levied after the 14th day that the rent is late.
6. In the event of a lost key or damaged lock, the actual costs, reasonably incurred, of changing, adding or removing any lock or replacing any keys or security devices arising, if it is the contract-holder's fault, or the fault of an invitee of the contract holder, that such action is required. An Invoice from a locksmith will be provided to prove the cost.

7. The contract-holder must perform and observe all valid obligations of any head-lease or covenant on the dwelling, a copy of which has been provided to the contract-holder, save for those relating to the payment of rent or service charges and to refund to the principal contact all actual costs, reasonably incurred, resulting from all claims, damages, costs, charges and expenses whatsoever in relation to any breach of these obligations.

8. The contract-holder must not cause obstruction in any common areas of any building of which the dwelling forms a part. The Agent reserves the right to remove or have removed any such obstruction. and, at their discretion, to charge the actual costs, reasonably incurred, payable on demand, to the contract holder for doing so. An Invoice will be provided to prove cost.

9. The Contract Holder must undertake promptly any repairs for which the contract-holder is liable following any notice being served by the principal contact and if the contract-holder does not carry out the repairs the principal contact may, after correct written notice, enter the dwelling, with or without others, to effect those repairs and the contract-holder will pay on demand the actual costs, reasonably incurred, involved.

10. The Contract Holder must not make, or permit, any changes to the electrical installation, for example by changing light fittings, switches or adding sockets. Any changes made in breach of this clause may compromise electrical safety and may require an electrical check and / or remedial works, the actual cost,, reasonably incurred, the contract-holder may be liable for.

11. In consideration for the landlord granting the contract-holder an occupation contract of the dwelling, the guarantor agrees to pay the principal contact for any reasonable losses suffered as a result of the contract-holder failing to fulfil any of their obligations under either of these two contracts or failing to pay rent or other monies lawfully due.

12. Any breach of any part of paragraph (1), (2) or (3) of the control and use of dwelling clause in the occupational contract, may result in the contract-holder being liable for any costs or losses (including potential costs or losses) as a result of the breach. Those costs or losses include (but are not limited to) potential rent loss and contractor call-out fees which the landlord may not otherwise have been liable for.

13. Under Section 18.1 of the Occupational Contract, The landlord may charge a reasonable fee for providing a further written statement.

14. The guarantor agrees to pay, on demand and in full, any overdue rent or other monies lawfully due under these two contracts, until vacant possession is given to the principal contact.

15. Red Dragon Estates is covered by Client Money Protection (CMP) and this is provided through our professional body Propertymark. Red Dragon Estates is also a Member of the Property Ombudsman Scheme no: T00558