



Taylor Hill & Bond

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Tenant Fee Schedule

Taylor Hill & Bond Lettings

Holding Deposits:

Following agreement of terms, which remains Subject to Contract until satisfactory references have been received and the tenancy agreement has been signed by both Landlord and Tenant. A holding deposit is required to a value equivalent to one weeks rent as confirmation of your commitment to renting the property. Once paid, the holding deposit will be held by us and will be retained towards the initial move in monies payable in cleared funds prior to the commencement of the tenancy. Please understand that payment of this sum does not guarantee that the property will be let to you nor does this constitute the granting of a tenancy.

The holding deposit will be withheld if any relevant person including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, fail referencing, provide materially significant, false or misleading information, or fail to sign their tenancy agreement and/or Deed of Guarantee within fifteen calendar days. Should the landlord withdraw, for any reason other than those specified above, prior to entering into a tenancy agreement in respect of the property, then the holding deposit will be refunded to you in full.

We may charge a tenant any or all of the following when required:

1. A holding deposit of no more than one week's rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year. This will be securely held in accordance to the tenancy agreement
3. Default fee for late payment of rent (after 14 days).
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 plus VAT (£60

including VAT) or reasonable costs incurred if higher, when requested by the tenant

6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.
8. Repairs: these should be charged at a 'reasonable cost' and evidence should be provided for the cost of repairs and replacement, during or at the end of a tenancy agreement.
9. The rent; as stated in the tenancy agreement