

Letting Costs & Charges for Tenants:

In addition to paying the contractually owed rental monies, tenants may also be required to make the following permitted payments:

Before the tenancy starts (payable to Ben Charles Ltd 'the Agent')

- Tenancy holding deposit - not to exceed a sum equivalent to one week's rent.
- Tenancy security deposit - not to exceed a sum equivalent to five weeks rent or, if the 'nil deposit' option is selected, a pre agreed, non-refundable insurance premium.

During the tenancy (payable to the Agent)

- Contractual variations - payment not to exceed **£50 (including vat)** if you want to change the tenancy agreement.
- Payment of interest for the late payment of rent - rate chargeable 3% above Bank of England base rate.
- Cost of Replacement - keys / locks / security devices.
- Early termination of tenancy - 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 - cable/satellite
- Subscription - cable/satellite supplier
- Television licence
- Council Tax - payable to local authority

Other permitted payments

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

Tenant protection

Ben Charles Ltd is a member of **CMP Protect Ltd**, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details by contacting the agent directly.

Letting Costs & Charges for Landlords: These fees are variable and are calculated/agreed based upon negotiation and other sundry factors (including but not limited to: rental values, service requirements, portfolio size and transaction complexity).