



**BEFORE YOU MOVE IN**

**Holding Deposit**

- The property will be taken off the market on receipt of the holding deposit
- Tenants have 15 days to enter into the Tenancy agreement though this can be extended by *written* agreement between the parties
- Holding deposits can be retained where the applicant(s):
  - fails the right to rent check
  - provides false or misleading information which materially affects their suitability as a tenant
  - decides not to proceed with the Tenancy or 'fails to take all reasonable steps' to enter into the Tenancy
- Holding deposits will be returned where:
  - The applicant(s) sign(s) up as a Tenant
  - If the landlord or agent decide not to let to the tenant (other than in the circumstances noted above)
  - If the tenancy is not signed within 15 days and no extension has been agreed in writing

Maximum of one week of the property's rent (annual rent divided by 52)

**Where the applicant enters into a Tenancy agreement and would like to offset the holding deposit against the first month's rent the applicant/tenant will need to confirm this in writing**

**Tenancy Security Deposit**

This will be protected in a Government-authorized Tenancy Deposit Scheme and will be returned at the end of the tenancy subject to the terms of the contract

Maximum of five weeks rent where rent below £50,000 per annum  
Maximum of six weeks rent where rent above £50,000 per annum

**DURING YOUR TENANCY**

**Amendment or Variation Fee**

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

£50 or the reasonable costs of Landlord or letting agent if higher

**Early Termination Fee**

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

£50 or the reasonable actual loss incurred by the Landlord or letting agent if higher

**Future Landlord Reference Fee**

Collating information and preparing a reference for a future landlord or letting agent

No charge

**Unpaid Rent / Returned Payments**

Interest at 3% above Bank of England Base Rate from 14 days after the rent due date

**Lost keys or other security Device**

Cost of the replacement

**PLEASE ASK A MEMBER OF STAFF IF YOU HAVE ANY QUESTIONS CONCERNING OUR FEES**

ALL PRICES INCLUDE VAT



RICS Client Money Protection Scheme  
Firm Number: 053897

The Property Ombudsman  
Membership number: T02390



HES Residential Ltd is a limited company registered in England & Wales, Company No: 07165611  
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