

# **McCARTHY STONE**

*Life, well lived*

## **Tenants Fees**

### **Reservation Deposit £150.00**

This is a Deposit payable to reserve a property. The amount is equivalent to one weeks rent. Once paid, this will reserve the property for you whilst McCarthy Stone complete certain checks to ensure that you are able to afford the monthly rent. We are only able to hold the reservation deposit for a maximum of 15 days, so if your agreed move in date is after this timescale, we will request your permission to retain the deposit until all the necessary paperwork is completed.

Once the tenancy has been agreed, your reservation deposit will be offset against the first month's rent that will be due on or before the move in. Should you decide not to proceed with the tenancy, or should you be unable to satisfy our affordability check and the let does not proceed, your reservation deposit will be returned to you in full.

### **Amend a tenancy £50.00**

This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone.

### **Default Payments**

Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding.

If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements.

### **Security Deposit £ equivalent to 5 weeks rent**

As part of your obligation under the tenancy, you will be asked to pay a security deposit which will be equivalent to 5 weeks rent and this will be held by your Landlord for the duration of the tenancy in the Government Approved Tenancy Deposit Scheme (TDS). At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement.

Fees include VAT at the prevailing rate where applicable  
Licensed with Rent Smart Wales  
Client Money Protection (CMP) is provided by ARLA Propertymark  
Independent Redress is provided by The Property Ombudsman