ATWELL MARTIN
LETTINGS & MANAGEMENT

FEES TO TENANTS

Client Money Protection provided by:

arla | propertymark
PROTECTED

Independent Redress:

The Property Ombudsman

propertymark

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For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

• Holding deposits (a maximum of 1 week's rent);
• Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
• Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
• Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
• Utilities, communication services (eg. telephone, broadband), TV licence and council tax;
• Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
• Reasonable costs for replacement of lost keys or other security devices;
• Contractual damages in the event of the tenant's default of a tenancy agreement; and
• Any other permitted payments under the Tenant Fees Act 2019.

All fees specified above are inclusive of VAT.

Tenant Protection

In addition to publishing relevant fees, lettings agents are also required to publish details of:
• the redress scheme they are a member of; and
• the name of the approved or designated Client Money Protection scheme they are a member of (if any).

Atwell Martin are a member of ARLA Propertymark and the Propertymark Client Money Protection Scheme. Atwell Martin is a member of The Property Ombudsman, which is a redress scheme. Please see our website for more details.

Additional Fees to Company Tenants

£350.00 Application Fee – for referencing of the company to include financial credit checks, identity checks, contract negotiation and arranging the tenancy and agreement.
£120.00 Tenancy Renewal or Amendment Fee – for each extension of the Tenancy or each amendment to the Tenancy Agreement.
£65.00 Check Out Fee – to include attending the property to undertake a schedule of condition based on the original inventory and negotiating the repayment of the deposit.
£25.00 Fee for Letters Concerning Breaches of the Tenancy Agreement – for each letter sent to the tenant regarding a breach of the tenancy agreement.
£1.00 Texts Concerning Breaches of the Tenancy Agreement – for each text message sent to the tenant regarding a breach of the tenancy agreement.
Early Release Fees will vary depending on the Landlord fees, please query with staff who will confirm the early release fee specific to the property. This covers the Landlords costs for marketing the property to find new tenants.

All fees specified above are inclusive of VAT.