



Fees for Tenants with tenancies commencing on or after June 1st 2019.

Kimmitt Lettings Permitted Payments.

Below is a list of our current permitted payments. At any time, you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

Holding deposit (per tenancy) one weeks rent. This is to reserve a property. Please note: this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

Security deposit (per tenancy. Rent under £50,000 per year) five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to assured shorthold tenancies (AST).

Security deposit (per tenancy. Rent of £50,000 or over per year) six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to assured shorthold tenancies (AST).

Unpaid rent. Interest at 3% above the bank of England base rate from rent due Date until paid in order to pursue non-payment of rent. Please note: this will not be levied until the rent is more than 14 days in arrears.

Lost key(S) or other security device(S). tenants are liable to the actual cost or replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken to replace lost key(S) or other security device(S).

Variation of contract (tenants request) £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant requests) £50 (inc VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and right-to-rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenants request). Should the tenant wish to leave their contract early. They shall be liable to the landlords costs in re letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Tenants would also remain liable for bills such as council tax until the end of their fixed term contract or until a new party became liable by signing an AST.

Client money protection is provided by propertymark. Redress through the property ombudsmen.