



**Peter Barry**  
*working harder for you*

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## Tenant Fees (in line with the Tenant Fee Act 2019)

**Refundable holding deposit (per tenancy): equal to 1 week's rent.** This is to reserve a property. It will be withheld if any relevant person, including guarantors, withdraw from the tenancy, fail Right-to-Rent check, provide false or misleading information or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days of the agreement date.

**A refundable tenancy deposit** – typically equal to one month's rent. Is capped at no more than 5 weeks rent where the annual rent is less than £50,000 or 6 weeks rent where the annual rent is £50,000 or over.

**One month's rent** – prior to moving into the property.

**Variation to or replacement of the tenancy agreement, when requested by the tenant and agreed by the Landlord or letting agent** - £50 (inc. VAT), or reasonable costs incurred if higher.

**Interest for late rent payments** – interest will be calculated from day to day at a rate of 3% above the Bank of England Base Rate from the rent due date. This won't be charged until the rent is more than 14 days in arrears.

**Payment of Council Tax, Utilities, TV Licence, Phone, Internet, Cable TV and Satellite TV.**

**Replacement keys** - £15 (inc. VAT) admin fee plus the cost of the replacement keys.

**Replacement key fob** - £15 (inc. VAT) admin fee plus the cost of the replacement key fobs.

**Change of locks due to lost keys** – £15 (inc. VAT) admin fee plus the cost of the locksmith, new lock, replacement keys for the Landlord, Letting Agent and any other person requiring a key.

**Early termination of tenancy (Tenant's request)** – liable for the Landlord's costs in re-letting the property calculated on a pro-rata basis as well as all rent due under the tenancy until the start date of the replacement tenancy.

**CLIENT MONEY PROTECTION** – Peter Barry is a member of RICS Client Money Protection (CMP) Scheme. This membership ensures maximum protection for clients should an agent misappropriate their rent, deposit or other client funds.

**TENANCY DEPOSIT** – Peter Barry register dilapidation with the Deposit Protection Service.

<https://www.depositprotection.com/>

**REDRESS SCHEME** - Peter Barry is a member of The Property OmbudsmanScheme.

<https://www.tpos.co.uk>

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V. June 2019