

FEES APPLICABLE FROM 1-6-19

Permitted charges in accordance with the Tenant Fee Act 2019 for an Assured Shorthold Tenancy

Holding Deposit	One week's rent
First Month's Rent	In advance
Dilapidations Deposit	5 or 6 weeks rent (depending on rental amount)
Early Termination	A charge not exceeding the financial loss
Requested by Tenant	experienced by the Landlord
Late Rental Payment	After 14 days - interest charged at 3% above Bank of England base rate
Lost Key	Equivalent to cost incurred
(Or security device)	
Variation of Contract	£50 Inc. vat – per agreed change
Change of Sharer	£50 Inc. vat (or any reasonable costs Incurred if higher)

Non Housing Act Tenancy Fees – Not Affected by the Tenant Fee Act 2019

Tenancy Agreement	£300 Inc. vat
Referencing	£60 Inc. vat
Tenancy Extension	£125 Inc. vat
Guarantor	£60 Inc. vat

Michelle & Co. is covered by the Propertymark Client Money Protection Scheme and is also a member of the redress scheme provided by the Property Ombudsman.