

Jacksons Tenancy Fees – For Individuals

In order to proceed with a property you will need to pay a holding fee. There may be other fees for which you will be liable as a condition of the tenancy. They are listed below:

Holding Fee (per tenancy)

One week's 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).

The calculation for this is as follows: Multiply the monthly rent x 12 (months in the year) then divide by 52 (weeks in the year). E.G. Rent of £1,000 pcm x 12 = £12,000 p.a. ÷ 52 = £230.77.

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.

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.

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 of 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 replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's 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.

Utilities (Payable to the supplier)

To include gas, water, sewerage, electricity or any other fuel unless included within the rent.

Council Tax

Payable to the billing authority unless classed as exempt.

Communications

Telephone and broadband charges unless otherwise included within the rent.

Cable / Satellite

Both the installation (upon approval from the landlord) and subscription to the relevant suppliers unless otherwise included within the rent.

Television Licence

Payable to the billing authority

Damages for Contract Breach

Payment for damages in breach of the tenancy agreement or an agreement between Jacksons and a relevant person (tenant, guarantor or person acting on behalf of the tenant).

Other Payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

If there is anything you do not understand or if you have any questions regarding any of our fees please raise this with a member of our lettings team.

Jacksons are NAEA Propertymark licenced members: www.naea.co.uk

Jacksons are also members of SafeAgent: www.safeagents.co.uk

Client Money Protection is provided by: Propertymark. Scheme Ref: C0004950

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: N00488

Complaints Procedure

Should you wish to make a complaint about Jacksons Estate Agents or a member of its staff, please write to Jacqui Bradshaw, 76 High Street, Rainham, Kent ME8 7JH.