

Tenant Fees and Charges

Common Law and Company Tenancies

CENTURY 21 Sophia Elena may charge tenants the following permitted fees.

We recommend that you liaise with the office prior to entering into any agreement for further clarification if required.

CENTURY 21 Sophia Elena

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For non-Assured Shorthold Tenancies (Common Law or Company Tenancies): Relevant Tenant Fees and Tenant Protection Information

In addition to paying rent for the property, typically payable monthly in advance, but may be quarterly, semi-annually or annually, subject to negotiation, you may also be required to make the following permitted payments:

Before the tenancy starts:

- Holding Deposit: 2 weeks' rent
- Deposit: 6 weeks' rent against rent arrears and dilapidations (8 weeks' rent if pets)
- Administration Fee (tenant referencing, preparation of tenancy agreement and other administrative costs) of £180 for the first tenant/ occupant and £90 for each additional tenant/ adult occupant/ guarantor
- Check-Out Fee (the cost of which will depend on the size of the property, if furnished or unfurnished, and is paid to an independent third-party inventory company; estimates can be provided upon request) estimated in the range of £102 for an unfurnished studio to £324 or more for a furnished 6-bedroom property
- Stamp Duty (on tenancies that amount to over £125,000 per year)
- Renewal Administration Fee (preparation of tenancy agreement/ memorandum of agreement and other administrative costs) of £60 per tenancy on the renewal of a tenancy.
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy - £60
- Payments to other third parties: such as council tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent
- Early termination at the tenant's request: if the tenant vacates the property during the term, apart from according to any agreed break clause, which is included within the agreement, the tenant will remain liable to pay rent and any other monies payable under the agreement until the term expires; or the property is re-let with the landlord's consent, whichever is earlier as well as any re-letting costs or commission incurred by the landlord.

The above fees and charges are VAT inclusive.

Tenant Protection

CENTURY 21 Sophia Elena is a member of Client Money Protect (CMP), which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) scheme, which is a redress scheme.

CENTURY 21 Sophia Elena holds deposits in a client account as a stakeholder in relation to Common Law and Company Tenancies. You can find out more details by contacting the office.

Holland Park | Kensington | Notting Hill | Bayswater

www.century21uk.com/nottinghill

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