

# TENANT FEES SCHEDULE

## TENANT FEES SCHEDULE FOR NEW ASSURED SHORTHOLD TENANCIES (ASTs)

Signed on or after 1 June 2019

Brions Ltd  
4, Cromwell Court, New St, Aylesbury, HP20 2PB  
Email: [info@brions.co.uk](mailto:info@brions.co.uk)

### 1. Holding Deposit (per tenancy)

A refundable holding deposit equivalent to one week's rent is payable to reserve the property while referencing checks are completed. This deposit will be refunded or put towards your first month's rent once the tenancy agreement is signed. It may be withheld if false information is provided or if you withdraw from the tenancy.

### 2. Security Deposit (per tenancy Rent under £50,000 per year)

A refundable security deposit equivalent to five weeks' rent is taken to cover damages, unpaid rent, or breaches of the tenancy agreement. This deposit is protected under a government-authorised tenancy deposit scheme and will be returned at tenancy end subject to any deductions.

### 3. 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.

### 4. Lost Key(s) or other Security Device(s)

Tenants must cover the full cost of replacing any lost keys, fobs, or security devices. If replacement requires changing locks, tenants will pay for locksmith costs, new locks, and replacement keys for themselves, the landlord, and any relevant parties. An hourly rate of £15 will be charged for time spent replacing lost items.

### 5. Variation of Contract (Tenant's Request) £50 per agreed variation

A fee of £50 applies for any changes requested to the tenancy agreement, such as adding a pet or changing terms.

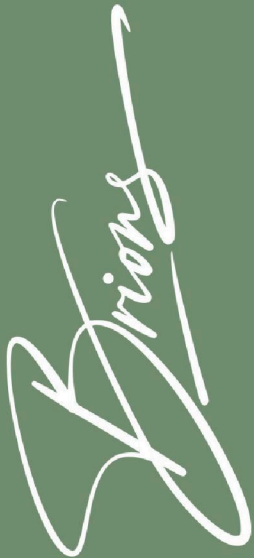
### 6. Change of Sharer (Tenant's Request) £50 per replacement tenant or reasonable costs if higher

If you want to replace a tenant during the tenancy, a £50 fee will be charged for referencing and admin. Higher reasonable costs may apply if actual expenses exceed this amount.

### 7. 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

Brions Ltd trading as Brions Estate Agents Registered in England & Wales No. 15738611  
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Brions Estate Agents is a member of The Property Ombudsman Scheme and the Propertymark Client Money Protection Scheme.



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date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Brions Ltd is a member of the Client Money Protection scheme giving you the peace of mind that comes with this government approved protection

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Brions Ltd is a member of the government approved redress scheme – the Property Ombudsman that provides redress in the unlikely event of a dispute being unable to be resolved.

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01296 532326  
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www.brions.co.uk

