

## Fees for the Tenants

Deposit

Deposit for a long let tenancy Equivalent to five weeks' rent

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Deposit for a short-let tenancy £600 or equivalent to one weeks' rent (whichever is greater)

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## Other fees

Contract variation, novation, amendment or change of occupant at the tenant's request within an existing tenancy £50

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Default fee of interest on late rent if rent is more than 14 days overdue 3% above Bank of England base rate

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Default fee for lost keys or other respective security devices Actual cost of replacement

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Fees for non-Assured Shorthold Tenancies / non-Licences

Tenant fee £250 per person

This is fixed-cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to conducting viewings, negotiating the tenancy, verifying references, undertaking Right to Rent checks (if applicable) and drawing up contracts. It is charged on a per individual basis – not per tenancy. The charge will not exceed £150.00 inc VAT per individual and will only be applied to the first four individuals entering into the tenancy where there are more than four individuals taking occupation of the property. The charge will not exceed this sum unless you request or cause one of the specific additional services or fees set out elsewhere in this document.

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**All fees unless otherwise stated are VAT excluded as Optionz Limited is not VAT registered as yet and so doesn't charge its clients any VAT.**

