

TENANT PAYMENT SCHEDULE



Under the terms of the Tenant Fee Act if you enter into an ASSURED SHORTHOLD TENANCY, payments which may apply are as follows:

ITEM	TENANT PAYMENT
First month's rent	Payable in advance
Security Deposit	Equal to 1 calendar month's rent plus 50% (approximately 6 weeks rent)
Holding Deposit	Equal to one week's rent
Early termination when requested by the tenant	Equal to costs incurred by the Landlord of £295. Only permitted in emergency circumstance. A tenant will remain responsible for rent until end of their fixed term tenancy or until another tenant replaces them and new contract arranged.
Utilities, communication services, TV licence and council tax	As per standard tenancy requirements.
Default charge for replacement of lost key or security device	Equal to cost incurred plus £15 per hour taken to administrate the required replacements.
Default charge for damage to the property	Equal to cost incurred plus £15 per hour taken to administrate the required replacements.
Unnecessary contractor call outs	Maintenance call out due to tenant failure to apply basic checks (such as turn appliance switch on) £45
Default charge for out of hours lock out attendance	£25

Dragon Residential Lettings is also a member of a redress scheme provided by The Property Ombudsman www.tpos.co.uk. Copies of the TPO Code of Practice plus our complaint handling procedure are available from our office.