

## the process & tenants fees

Once your offer has been accepted on a property you will need to pay a holding deposit (per tenancy) of 1 week's rent.

This payment is to reserve and show your commitment to the property whilst referencing is being processed.

This fee will be deducted from your final total when coming to pay your move in monies.

All properties will require 5 weeks rent security deposit for rent under £50,000 per year.

A security deposit of 6 weeks rent of £50,000 or over per year.

Note: The holding deposit will be withheld if any relevant persons including a guarantor(s) withdraw from the tenancy, fail the right to rent check or provide false/misleading information.

## ending the tenancy (early termination)

Early Surrender of AST - Tenant(s) will be responsible for landlords re-letting costs as well as rent due under the tenancy until the start of the new tenancy. (The rent can be no more than the maximum amount of rent due for the remainder of the fixed term tenancy period)

Unpaid Rent

Unpaid rent/Returned Payments - Interest at 3% above Bank of England Base rate from date due.

## variation of contract (tenant's request)

£50 Inc VAT - Per agreed variation.

This is to cover the costs associated with taking landlords instruction per variation and execution of a new legal document.

## lost key(s) or security access device(s)

The tenants will be liable for the actual cost of replacing lost key(s) or security device(s). If locks need to be changed the actual cost for the replacement locks or key(s) will be chargeable to the tenant.

Anthony Martin Estate Agents is part of the Propertymark Client Money Protection Scheme

Anthony Martin Estate Agents Independent Redress Scheme provided by The Property Ombudsman CMP Certificate [click here](#) to see our certificate

Please contact our Lettings Department for more information  
by email: [lettings@anthonymartin.co.uk](mailto:lettings@anthonymartin.co.uk) or telephone: 01322 479933.