

Information for Tenants

Applicable for Tenancies entered into on or after the 1st of June 2019

Permitted payments

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Offer Stage

When making an offer to rent a property you will be asked to place a Holding deposit * (a maximum of 1 week's rent) whilst the terms of your offer are agreed with the Landlord.

All offers are subject to contract; please be aware that if you make an offer and later withdraw from this, then you may lose all or some of the above. Please ask us for further details.

**If your offer is accepted then this amount may be set off against the initial rental payment.*

References and Right to Rent

All Applicants and Guarantors will be asked to provide documentation for referencing, details of which can be found in our 'Guide for Prospective Tenants'.

You will need to provide us with proof of your right to rent a property in England, in line with the immigration Act 2014.

Offer Accepted Stage

If your offer is accepted, subject to contract and before the tenancy starts, you will need to make payment to us by cleared funds of the following:

Rent, Typically	1 x Month's Rent <i>(Less the Holding Deposit Taken as above)</i>
Security Deposit, Typically	A maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above

However this may vary depending on the individual landlord's instructions and requirements.

All deposits held by us for assured shorthold tenancies (AST) will be registered and protected by the Deposit Protection Scheme (DPS).

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Stroud Green Office

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T (0)20 7281 2000

General Contact

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During Your Tenancy

The following are payments you will be expected to make during your tenancy:

- Rents will be required to be paid by Standing Order in accordance with your Tenancy Agreement.
- Utilities, communication services (eg. telephone, broadband), TV licence and council tax;
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019.

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All fees are inclusive of VAT charged at the prevailing of 20%, but are subject to change should the VAT rate increase. We reserve the right to amend our fees if we give you reasonable prior notice.

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David Andrew Estates are members of The Property Ombudsman and abide by The Property Ombudsman Code of Practice.

David Andrew Estates are members of the NALS (now SafeAgent) Money Protection Scheme.

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