

Partridge Homes Charges and Fees for Tenants



PARTRIDGE HOMES
Estate & Letting Agents

As well as paying the rent, you may also be required to make the following permitted payments. All the following fees are inclusive of VAT at the current rate, unless otherwise stated.

REPOSIT

We are partnered with Reposit, providing a nil deposit option, which is only available on properties which are eligible and where the Landlord has agreed to offer the Reposit service. These properties can be identified by the Reposit sticker on the advertising. (This service is provided by our Deposit Alternative Partner Reposit and payments are made directly to Reposit. Additional fees may apply)

Initial Charge (One-off, non-refundable service charge payable direct to Reposit, subject to referencing & contract)	1 Week's Rent
Replacement of Tenant Charge (Admin charge payable direct to Partridge Homes to update Tenant's details.)	£50.00 inc VAT (net £41.67)

BEFORE THE TENANCY STARTS

(payable to Partridge Homes 'the Agent')

Holding Deposit (Reservation Fee):	1 Week's Rent
Security Deposit:	5 weeks' rent (6 weeks' rent on properties with rent more than £50,000 a year).

Other permitted charges before/during the tenancy:

- Payment of £50.00 (net £41.67) if you want to change the Tenancy agreement (for example adding a new person to the Tenancy etc.).
- Payment of interest for the late payment of rent at a rate of 3% above Bank of England base rate.
- Payment of reasonably incurred costs for the loss of keys/security devices.

OTHER PERMITTED PAYMENTS

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

NON-HOUSING ACT TENANCIES 1988 (E.G. COMPANY LET TENANCY)

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Under new legislation, we are not permitted to charge Administration/Application fees to Tenants unless the tenancy is a Non-Housing Act Tenancy. Therefore, the fees below relate purely to Non-Housing Act Tenancies.

Included within your Application Fee: Tenant referencing checks which include affordability, current/previous landlord checks (if applicable), Credit report checks, Immigration Right To Rent in the UK validation including Identification checks & preparation, delivery & completion of Tenancy documentation.

Company	£398.40 inc VAT (net £332.00)
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MISCELLANEOUS

Change of Tenancy Commencement date prior to the start of the tenancy:	£30.00 inc VAT (net £25.00) (If the Tenancy paperwork has already been prepared by the Agent and distributed)
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RENTAL ARREARS

Rent Outstanding for 14 Days or More:	3% Daily Interest Rate (above Bank Of England Base Rate).
Rent Outstanding for 14 Days or more:	£54.00 Inc. VAT (net £45.00) per week until rent balance is clear
Non-Payment of Standing Order or Returned Cheque:	£54.00 Inc. VAT (net £45.00)
Letter or e mail sent in respect of outstanding rent:	£54.00 Inc. VAT (net £45.00)
Property visit in respect of outstanding rent:	£54.00 Inc. VAT (net £45.00)
Charge for each Letter sent plus other associated Legal costs:	£54.00 Inc. VAT (net £45.00)

TENANT PROTECTION

C Partridge Limited is registered in England & Wales trading as Partridge Homes Estate Agents
Registered address: The Pinley Ruddings Pinley Green Claverdon Warwick Warwickshire CV35 8LU#

Trading at:

185 Church Road Yardley Birmingham B25 8UR

120A Haslucks Green Road Shirley Solihull B90 2EH

Registered company number: 06070471 Registered VAT number: 9 07141448

