



Finchley's Estate Agents Costs to Tenants

We do not charge tenant fees!

Since the introduction of the Tenant Fee Ban at the start of June 2019, we no longer charge administration fees to Tenants, however below you can find the total costs associated with the rental process:

Holding Deposit	One Week's Rent (Non-refundable)	This is to reserve a property and take it off all of our marketing to ensure you secure the property you wish to rent. This will be withheld if any relevant person including guarantors withdraw from the tenancy, fail a right-to-rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and guarantor contract if applicable within 15 calendar days, or an extension deadline mutually agreed in writing. Please see our Tenancy Reservation Form for full terms
Security Deposit	5 Weeks Rent (When rent is under £50,000 per year) 6 Weeks Rent (When rent is over £50,000 per year)	This covers damages or defaults on the part of the tenant during the tenancy, these are held in government approved deposit protection schemes by law and returned to the tenant at end of tenancy subject to any arrears or damages caused.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date if rent is more than 14 days overdue.	
Lost keys or other security device	Tenants are liable to the actual cost of replacing any lost keys or other security devices.	If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.
Variation of Contract (at Tenant's Request)	£50 Including VAT per agreed variation	To cover the costs associated with processing such instructions as well as the preparation and execution of new legal documents
Change of Name (At Tenant's Request)	£50 Including VAT per replacement tenant or any reasonable costs incurred if higher.	To cover the costs associated with processing such instructions, new tenant referencing and right-to-rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (At Tenant's Request)		Should the tenant wish to leave their contract early and not be permitted to do so, they shall be liable to the landlord's costs in reletting the property as well as all rent due under the tenancy until the start date of the replacement tenant, which will be no more than a maximum amount of rent outstanding on the tenancy, capped at the landlords loss or the agents reasonably incurred costs.

If you have any questions on our fees, please ask a member of staff

