Tenant Charges

Holding Deposit – one weeks rent

A holding deposit is paid to secure the property you are applying for. This is non-refundable in the event any tenant or guarantor withdraws from the tenancy, provides false or misleading information, fails referencing or fails to sign the tenancy agreement, including any guarantees, within the time period advised upon its issue.

We will, at our discretion, refund the holding deposit in the event that you are not accepted into your university of choice, linked to your chosen accommodation.

Security Deposit (per tenancy) – A maximum of 5 weeks rent

A security deposit is paid to cover any damages caused by the tenant or anyone associated with the tenant during the tenancy agreement

Unpaid rent – Interest at 3% above the Bank of England base rate from the date the rent is due until paid. Please note; this will not be levied until the rent is more than 14 days in arrears. The landlord may wish to instruct a 3rd party to pursue any rent arrears and you may be responsible for paying any costs associated with this service.

Lost keys/Call out charges – You will be responsible for the appropriate call out charge associated with attending site to allow you access to your building and/or room. Tenants are liable for the actual cost of replacing any lost key(s), card(s) or any other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred, there will be a charge of £15 per hour (including VAT) for the time taken to replace lost key(s), card(s) and/or security device(s).

Variation of Contract at a tenants request - £50

This includes, but is not limited to, a change of tenant/sharer and/or early termination if mutually agreed.

On taking the landlords instruction, this is to cover the costs associated with the preparation and execution of new legal documents. This may also include costs associated with referencing, right to rent checks, deposit registration and tenancy agreement charges.