

IN ORDER TO COMPLY WITH THE CONSUMER RIGHTS ACT 2015 C.15 PART 3 CHAPTER 3 SINCLAIR HAMMELTON HEREWITH CONFIRM THAT THE FOLLOWING FEES MAY BE APPLICABLE TO A TENANT WHEN SINCLAIR HAMMELTON ARE ACTING AS AGENT IN THE LETTING OF A PROPERTY:

TENANTS

All charges are shown inc vat

Tenancies which commenced before 1st June 2019 and are not renewed after that date, or until 31st May 2020 the following fees may still be charged.

During the tenancy the following fees may apply as appropriate (inc VAT)

| | |
|--|-----------------------------|
| Tenancy Renewal Fee (each tenancy renewal) | £95 |
| Late payment fees (each occasion) | £35 (court fees may apply) |
| Check out Fee (end of tenancy - one off) | £95 |
| Early Release Fee (if applicable one off) | £500 |
| Eviction fees (vary) example Section 21 eviction | £600 (court fees may apply) |
| Non registration of Utility Services (if applicable one off) | £130 |

In accordance with the Tenant Fee Act 2019, permitted payments for tenancies commencing on or after 1st June 2019 are as follows:

Before the tenancy starts and payable to Sinclair Hammelton:

Holding Deposit: 1 week's rent
Deposit: Up to 5 weeks rent

During the tenancy payable to Sinclair Hammelton:

- i) RENT or premium rent
- ii) Breach of agreement default fee
- iii) Interest on rent payments when it falls more than 15 days in arrears at the rate of 4% above the BOE base rate.
- iv) Reasonable costs for any request to change the terms of the tenancy (e.g. change or adding occupier)
- v) Legal and court fees as awarded by the Court
- vi) Early termination fee £60.00 including vat (if requested by the tenant)
- vii) Payment for lost keys

During the tenancy payable to the Provider:

- i) Payments in respect to Council Tax, TV licence, phone, broadband or TV services, utilities as agreed.

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

Tenant protection: Sinclair Hammelton is a member of **Safeagent**, which is a client money protection scheme, and also a member of **The Property Ombudsman Scheme (TPO)**, which is a redress scheme.

Client Money Protection is provided by Safeagent – 01242 581712 – <https://safeagents.co.uk/>
Client Redress Scheme is provided by The Property Ombudsman – 01722 333306 – <https://www.tpos.co.uk/>
Deposit Protection Scheme – 0330 303 0030 - <https://www.depositprotection.com/>
Tenancy Deposit Scheme - 0300 037 1000 - <https://www.tenancydepositscheme.com/>