

**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:**

In accordance with the Tenant Fee Act 2019, permitted payments for tenancies are;

- a) The rent.
- b) A refundable tenancy deposit capped at no more than five weeks' rent where the annual rent for the property is less than £50,000 and no more than six weeks' rent where the annual rent for the property is £50,000 or more.*
- c) Refundable holding deposit capped at no more than one week's rent. **
- d) A default charge for the amount charged for a lost key or security device to not exceed the reasonable costs incurred by the landlord or agent, supported by evidence in writing to the person who is liable for the payment.
- e) A charge can be made for late payment of rent when the tenant is more than 14 days in arrears at no more than an annual percentage rate of 3% above the Bank of England's base rate for each day that the payment is outstanding.
- f) Certain payments on assignment, novation or variation of a tenancy when requested by the tenant capped at £50 inc. vat, or reasonable costs incurred if higher.
- g) Payments associated with early termination of the tenancy, when requested by the tenant capped to the outstanding rent payable to the landlord; and Payments in respect of utilities, communication services, television licence and council tax.

* *Security Deposit – Rent under £50,000 per year – Five weeks' rent.*

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit – Rent of £50,000 or over per year – Six weeks' rent

** *Holding Deposit – One week's rent. This is to reserve a property.*

Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant or false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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/>