

## TENANT FEES

*(Our fees below include VAT.)*

<b>Holding Deposit – Capped at one Weeks Rent</b>	Per Property
Moss Properties can hold a property once the Holding fee has been paid and move in date confirmed within 15 days (unless extended) or up to a period of 4 weeks. After 2 weeks you will need to pay the first month's rent (which will be non-refundable if you decide to withdraw your application) after a further 2 weeks you will be required to pay the bond. Moss Properties will not hold a property longer than 4 weeks unless this has been agreed by us prior to securing the property.	
<b>Pet Fee – Per Pet</b>	£150
Pets will only be accepted subject to the Landlord's prior approval. Should the Landlord approve during your tenancy an additional application fee of £150 will be required per pet which is non-refundable. This will be used towards the cost of having the property professionally cleaned and treated against possible infection when you vacate the property and will not be refunded with your property bond. No fee is required for a pet if agreed prior to your tenancy.	
<b>Variation or changes to an existing tenancy agreement</b>	£50 per change
This charge will cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. This also covers costs in 'change of sharer' situations and covers the landlord's costs in securing a new sharing and associated legal requirements in processing that new sharers application.	
<b>Late Rent Payment – 3% over Barclays base rate</b>	3%
This fee applies for each date that the payment is outstanding and applies to rent which is more than 14 days overdue	
<b>Failure to Keep Appointment</b>	£50
This fee is charged when Moss Properties or a Moss Properties contractor has arranged, and you have confirmed an appointment time either at our offices or the property and you fail to attend or keep this appointment.	
<b>Lost Key or security Device</b>	£15ph
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). 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 any other persons requiring keys will be charged to the tenant.	
<b>Surrendering your tenancy</b>	One-month's rent
If you need to leave early, please contact Moss Properties in writing as soon as you know, with full details, as re-letting at short notice can be difficult. Please note should your Landlord agree to release you from the tenancy early the following terms will apply:(1) You will remain responsible for the property, all rental payments, utilities and council tax until a new tenancy has started or on your tenancy end date which ever come first. You will incur an Early Termination fee equivalent to one Month's Rent which we will require prior to re-marketing	