

# Brightest move

## Tenant Fees

<b>AST Contract Fees Signed on or after 01 June 2019</b>	
Holding Deposit	A charge equal to one weeks rent
Security/Damage Deposit	A charge equal to four or five weeks rent
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Keys or other Security Devices	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. If extra costs are incurred there will be a charge of £15 per hour (including VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenants Request)	A charge of £50 including VAT per agreed variation to cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenants Request)	A charge of £50 including VAT per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Release Charge	A charge to cover the landlord's fees of reletting the property and the rent due until the tenancy start date of the replacement tenancy.

<b>Non AST Contract Fees</b>	
Company Referencing Fee	£500 (No VAT)
Renewal Fee	A charge of £100 including VAT
Change of Tenant Fee	A charge of £100 including VAT
Tenancy Amendment Fee	A charge of £100 including VAT
Check Out Fee	A charge of £120 including VAT
Early Release Charge	A charge to cover the landlord's fees of reletting the property and the rent due until the tenancy start date of the replacement tenancy.
Holding Deposit	A charge equal to one weeks rent
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Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
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We are members of money shield, client money protection scheme and the property ombudsman scheme and follow their code of practice which is available at [www.tpos.co.uk](http://www.tpos.co.uk).

[www.brightestmove.co.uk](http://www.brightestmove.co.uk)

Brightestmove is a trading name of CMH (South West) Limited.

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**MONEY  
SHIELD**

