



JAMES·DEAN

THE ESTATE AGENTS

Tenant Fees

- Rental payments each month
- Security deposit
- Holding deposit if required. This will be the equivalent of one weeks rent.
- Utilities during the tenancy such as council tax, water, gas, electric, TV and telephone. This includes reconnection if disconnected caused by tenant's omission and to pay final accounts at the end of the tenancy.
- Overdue rental payments will be subject to interest at the rate of 6%pa.
- £20 to the agent for any payment presented to the agent's bank but returned, refused or represented by the bank for any reason. This fee will be payable for each presentation which fails.
- Payment for the cost of any contractors that the Tenant arranges without having previously obtained the Landlord's authority, unless acting for emergency repairs for which the Landlord is liable.
- Payment for the cost of any damage caused by the tenants or their visitors. For example, a broken window pane or a blocked drain caused by the tenant. The amount will be determined by the invoice provided.
- Payment for the cost of contractors attending the property as arranged if the tenant refuses entry or is not home. The amount will be determined by the invoice provided.
- Payment for the cost of replacing the locks and cutting of new keys if keys are lost or not returned when the Tenant moves out. The amount will be determined by the invoice provided.
- Payment for any excess on the Landlord's insurance if the claim results from the negligence or misuse by the Tenant or any of their visitors. The amount will be determined by the invoice provided.
- Payment for the removal of all vermin, pests and insects, if infestation begins during the tenancy, woodworm and woodboring insects excepted, unless such infestation occurs as a failure of the Landlord to fulfil his repairing obligations. The amount will be determined by the invoice provided.
- Pay the costs of any court action taken for possession of the property or breach of tenancy, as provided for in the court's judgement.

Payment methods accepted- Cash, bank transfer or cheque. Please note cheques may require 5 working days is clear. We do not have a card machine in our offices.