

A refundable holding deposit is required to reserve a property, This is 1 weeks rent calculated as monthly rent x12 divided by 52.

This is to reserve a property. Please Note: this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide Materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit will be credited to the first months' rent due under the tenancy.

Refundable security deposit at 5 weeks rent for rentals up to £50,000 and 6 weeks rent over £50,000. This deposit is held by us in TDS Government Scheme and is calculated as monthly rent x12 divided by 52 x 5 or 6,

A security deposit equivalent of up to 5 weeks rent will be held to cover any damages or defaults on the part of the tenant throughout the tenancy. Please note that the deposit is not transferable at any time during the tenancy for payment of rent.

Rental Default

Under the terms of your tenancy agreement you are responsible for ensuring that the rent is paid in full on the due dates and in the event of any default, you shall pay to the Landlord interest at the rate of 3% per annum above Bank of England base rate from time to time on any rent or any other money payable under this Agreement remaining unpaid for more than 14 days after the day on which it became due.

Utilities

These are payable by the tenant for the duration of the tenancy.

Lost Key(s) or other Security Device(s)

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 (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. 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 Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

CAXTONS COMMERCIAL LIMITED:

Registered Number: 2492795

Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG

Caxtons Commercial Ltd is an appointed representative of Clear Insurance Management Ltd which is authorised and regulated by the Financial Conduct Authority.

Regulated by RICS

