

## Tenant's Terms and Conditions

Paul Simon Estate Agents are members of UKALA and operate a Client Money Protection (CMP) scheme in accordance with current UK legislation, ensuring all client monies are fully protected.

We are also members of The Property Ombudsman, which provides access to an independent redress scheme. Further details are available at [www.tpos.co.uk](http://www.tpos.co.uk).

### **Permitted Payments**

(In accordance with the Tenant Fees Act 2019) Only the payments listed below may be charged in connection with an Assured Shorthold Tenancy (AST).

### **Rent**

First month's rent payable in advance.

### **Tenancy Deposit**

A deposit equivalent to five weeks' rent, held within a government-approved tenancy deposit scheme.

### **Holding Deposit**

A maximum of one week's rent, payable to reserve the property (subject to the terms of the Tenant Fees Act 2019).

### **Early Termination**

Where the tenant requests early termination of the tenancy, the tenant will be responsible for the landlord's reasonable costs incurred, together with rent due until a replacement tenant is found. These costs will not exceed the landlord's financial loss.

### **Late Payment of Rent**

Interest may be charged at 3% above the Bank of England base rate where rent remains unpaid for more than 14 days.

### **Lost Keys or Security Devices**

Charged at the reasonable cost of replacement.

### **Changes of the Tenancy**

A charge of £50 including VAT for any variation, assignment or novation of the tenancy requested by the tenant after the tenancy has commenced, or reasonable costs where these exceed £50.