

## **Letting fees information**

The Tenant Fees Act 2019 commences from 1 June 2019. Landlords and agents will only be able to charge for payments defined as permitted in the legislation.

The permitted payments are:

- Holding deposit – one weeks rent
- Rent
- A default fee if the rent has been outstanding for 14 days or more – 3% above the Bank of England base rate
- Tenancy deposit – capped at five weeks where the rent is less than £50,000 and capped at six weeks where the total annual rent is £50,000 or above
- Changes to the tenancy
- Early termination of a tenancy
- Council tax
- Utilities – gas, electric and water
- Television licence
- TV providers – Virgin, Sky etc
- Communication services – telephone & broadband
- Replacement of lost keys

## **Application process**

Once you have viewed a property and decide to apply, you will need to complete application forms and provide supporting paperwork to include passport, residence permit, identity card, bank statements and payslips.

Acceptance of this application does not constitute an offer of a tenancy. References will be taken up with your employers and previous Landlord / Agent if applicable. A comprehensive credit search will also be carried out.

On receipt of satisfactory references you will be offered a tenancy, and you will then be required to sign the Assured Shorthold Tenancy Agreement.

The first month's rent in advance and tenancy deposit will need to be paid at the time of signing the Tenancy Agreement. The deposit will be registered with the TDS for your protection.

The first month's rent and deposit must be paid in cleared funds. We are unable to accept personal or company cheques, unless paid in advance to allow the funds to clear.

We do not accept credit card payments.

Please be aware that all tenancies will be joint and several and will be for a minimum period of 6 months unless otherwise stated.

**Further information**

Future Let is a member of:-

Safeagent Client Money Protection Scheme

Membership No: A2747

Website: [safeagents.co.uk](http://safeagents.co.uk)

The Property Ombudsman

Membership No: D01129

Website: [tpos.co.uk](http://tpos.co.uk)