

27 February 2024

ASSURED SHORTHOLD TENANCIES (ASTs)

Holding Deposit (Per tenancy)

One Weeks Rent. This is to reserve a property. Please note: this will be withheld if any relevant person (inclusive of guarantors) withdraw from the tenancy, fail a Right to Rent Check, provide materially significant false 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)

Security Deposit (per tenancy, rent below £50,000 per year)

Five weeks rent – this is held with TDS under TDS custodial and will be registered with TDS directly and funds held by TDS. This is to cover any potential damages which may occur during your tenancy.

Security Deposit (per tenancy, rent above, or £50,000 per year)

Six weeks rent – this is held with TDS under TDS custodial and will be registered with TDS directly and funds held by TDS. This is to cover any potential damages which may occur during your tenancy.

Unpaid Rent

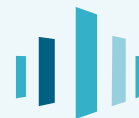
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non payment of rent. Please note this will not be levied until the rent is more than 14 days in arrears

Lost Keys or Fobs

Residents are liable for the actual cost of replacement of keys/and or fobs to the building. If the loss results in locks requiring changing, the full cost of a locksmith plus parts will be charged to the resident in full. However, if fobs require replacement there will be a charge of between £15 to £40 dependent on the apartment and whether this is managed by Place by Pinnacle or an external Estate Management company. Costs will vary.

Early Termination

Should the resident wish to terminate their AST early and not within their break clause period if this is applicable, then the resident will be liable for the landlords costs in re-letting the property as well as all rent due under the tenancy until the start date of the new tenancy.



These costs will be no more than the maximum amount of the rent outstanding on the tenancy and are £900 plus VAT, which includes all marketing, accompanied viewings, referencing, preparation of agreements, check in and check out inventory costs.