

Exmoor Property Letting Ltd – Information regarding Tenant charges

Current Approved Tenant Charges

As of June the 1st 2019 the only charges any Agent can make are listed below -

1. The Rent.

2. The Deposit - A refundable Tenancy Deposit capped at no more than five weeks' rent. This will be held in an accredited / approved Government Deposit Scheme. Deposits are returned on exit provided there has been no wanton damage to the property. No Deposit can be returned until all parties agree. If Agreement cannot be reached it will be referred to the Deposit Scheme Arbitrators and their decision is final.

3. You are required to pay a 'Holding Deposit' of £100 to secure the property during the application process. We are only able to accept one Holding Deposit at any one time, therefore no other interested parties will be able to view once a Deposit has been paid. Once we are in receipt of your Holding Deposit, the 'deadline for agreement' for both parties is 15 working days (unless otherwise agreed in writing). If your application is successful, your Holding Deposit will be transferred over as part payment of your first month's rent.

However, if the Landlord decides not to rent the property or an agreement is not reached before the 15 day 'deadline for agreement' (and the tenant is not at fault), then we are required under the Tenant Fee Act 2019 to return your full Holding Deposit to you in full within 7 days.

Repayment of the Holding Deposit does not have to be returned in full if:

- You (the applicant) backs out before the tenancy agreement is granted;
- You fail the referencing checks and it was not reasonable for the landlord or agent to know you would fail;
- You fail a 'Right to Rent' check;
- You have provided false or misleading information which would impact on the decision to let the property to you;
- or where the landlord tries their best to get any information needed to proceed but you fail to provide it within the 15 days.

4. Any changes / adjustments to the Tenancy Agreement when requested by the tenant - £25.00

5. Early termination of the Tenancy when requested by the tenant and agreed by the landlord.
This should not exceed the financial loss to the Landlord.

Exmoor Property Letting Ltd - Redress Scheme Membership

Exmoor Property Letting Ltd is a member of the **Property Redress Scheme –Membership Number PRS 000763**

Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Zoopla / Rightmove etc For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees.