Lenwell
Your Local Letting Agent

Open Monday to Friday,
9:30am - 5:30pm
8 Wellington Street, Luton,
Bedfordshire, LU1 2QH

Lenwell Limited Registered in
England & Wales 2560434

Luton: 01582 616 263 Dunstable: 01582 543 680 Milton Keynes: 01908 359 499 Bedford: 01234 272 662 Northampton: 01604 620 330
Hitchin: 01462 453 464 Biggleswade: 01767 313 900 Stevenage: 01438 722 888

FEES TO: **TENANTS**

Independant redress provided The Property Ombudsman www.tpos.co.uk

Licenced member of The Association of Residential Letting Agents

Client Money Protection provided by www.propertymark.co.uk

All fees include Value Added Tax at the current rate

BEFORE YOU MOVE IN per tenancy:

Holding Deposit (per tenancy) **One week's rent**
This amount 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).

Security Deposit **Five week's rent**
This covers damages or defaults on the part of the tenant during the tenancy.

DURING YOUR TENANCY:

Amendment Fee **£50**
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share) **Nil**
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Late Payment of Rent **3%**
Interest at 3% above Bank of England base rate for any amount outstanding for more than 14days.

Lost Security Items (Eg Keys) **£50**
Plus cost of lost item or repairs required (ie invoice from locksmith)

ENDING YOUR TENANCY:

Early Termination (Tenants request)
Should the tenant wish to leave their contract early, they shall be liable for 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 maxi mum amount of rent outstanding on the tenancy.

Change of Sharer (Tenants request)
£50per 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.

We charge different fees for letting to a Company
Please visit www.lenwell.com/tenants/company_lets for more information

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

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