

As well as paying the rent, you may also be required to make the following permitted payments.

## Permitted Payments

### Before the tenancy starts (payable to Seddons Lettings 'the Agent')

**Holding Deposit:** 1 week's rent

**Deposit:** 5 weeks' rent

### During the tenancy (payable to the Agent/Landlord)

- Payment of up to **£50** (£41.67 + VAT) if you want to change the tenancy agreement
- Payment of interest for the late payment of rent at a rate of 3% over the Bank of England Base Rate
- Payment of costs incurred for replacement of loss of keys/security devices
- Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

### During the tenancy (payable to the provider) if permitted and applicable

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

## Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

## Tenant protection

Seddons Lettings is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.

You can find out more details on our website or by contacting us directly.

## Reference Charges

**Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences but may apply for other types of tenancy ie company lets and contractual tenancies.**

Referencing charges where applicable are inclusive of VAT.

**For one applicant £186** (£155 + VAT)

**For two applicants £270** (£225 + VAT)

**Guarantor if required £90** (£75 + VAT)

**Company application £360** (£300 + VAT)

**Tenancy renewal £60** (£50 + VAT)

**Managed check out - studio, 1 or 2 bed £36** (30 + VAT)

**Managed check out - 3 or 4 bed £60** (£50 + VAT)

**Managed check out - 5 + bed £90** (£75 + VAT)