



Acumen Lettings & Property Management Ltd.

Tenant Fees

There is no application or set up fees for either Tenants or Guarantors, however, all Tenants and Guarantors will need to be referenced and this may include the following as appropriate: identity checks, right to rent and visa confirmation, obtaining references from current or previous employers, references from previous landlords, credit checks and other relevant information to assess affordability.

- Holding deposit Equivalent to 1 week's rent.
- security deposit equivalent to 5-week's rent will be required. This will be lodged with The Deposit Protection Service under their custodial scheme which is one of the Governments approved schemes.
The deposit will be returned to the tenant at the end of the tenancy subject to agreement between Landlord and Tenant.
- Changes to tenancy documents after commencement of tenancy (At tenant's request) £50.00 (inc VAT).

Late Rent

- Payment of interest at a rate of 3% above the Bank of England Base Rate from Rent Due Date.
- Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
- Payment of the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.
- Early termination (tenants request)
Should the tenant wish to leave their contract early, they shall 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 replacement tenancy.

Tenant protection

- Acumen Lettings and Property Management are members of Client Money Protect. membership number CMP011822.
- Acumen Lettings and Property Management are members of: The Property Ombudsman Membership Number D1081.