

PERMITTED FEES AND STANDARD TERMS (Effective from 1st June 2019)

Refundable Holding deposit	Capped at 1 weeks' rent
Security Deposit	Capped at 5 weeks' rent for annual rental under £50,000, or 6 weeks rent for annual rental over £50,000
Rent	The agreed monthly rent
Changes to tenancy	Capped at £50 including VAT
Early termination charge	Not exceeding the landlord's financial losses or agents' reasonable costs in re-letting the property
Late payment of rent	Interest of 3% above BoE base rate for each day the rent is late, once it is 14 days overdue
Replacement keys	Reasonable costs or give the tenant the option to purchase themselves.
Utilities, council tax, communication services, TV Licence etc	Tenants own responsibility unless otherwise stated in contract
Client Money Protection Scheme	Safeagent
Membership / Accreditation details	A6841
Property Redress Scheme Membership details	The Property Ombudsman No: D01701

- The asking rent does not include any fees payable. Each tenancy is subject to a fee as listed above, payable on application for the property.
- Properties will remain available until all completed application forms along with the holding deposit are received by Easy2move
- On completion of an application, please ensure the provision of valid identification (driving licence/passport/recent utility bill)
- Should the references be unsuitable or the application is withdrawn, Easy2move will commence remarketing of the property.
- The completion and submission of an application does not guarantee the offer of a tenancy. This is subject to satisfactory references being provided and is at the discretion of Easy2move.
- Applicants should be aware that in order to satisfy the criteria of our referencing agency your gross income should be equivalent to 2.5 times the monthly rent and be in permanent employment. If a guarantor is required, their gross income should be equivalent to 3 times the monthly rent (or share).
- If you have any concerns over your credit history, please speak further to a member of staff to see if other options are available to you.
- Please note that if you do not meet the referencing criteria, you may have the option to pay the rent in advance (on a 6 month Tenancy you would pay 5 months in advance and on a 12 month Tenancy you would pay up to 11 months in advance) – subject to Landlords' agreement.
- A deposit must be paid at commencement of the agreed Tenancy, prior to move in along with the first months' rent. The normal deposit amount will be equal to five weeks rent (of the agreed rent). Where liability insurance is taken a lower amount may be payable – please ask in branch for more details.
- For any other charges applicable during the tenancy term please refer to a copy of the Tenancy Agreement, a copy (draft only) of which will be made available to you on application.
- A fee will be due, as listed above if you wish to extend your tenancy term to cover our administrative costs.
- It is your responsibility to insure your own personal effects throughout the term of the tenancy.
- You are responsible for any administrative charges levied by your own bank in relation to obtaining references.
- Easy2move reserve the right to change the schedule of fees and these terms of business upon providing reasonable notice in writing.
- All payments must be made in CLEARED FUNDS, please ask in branch for further details.