

Landlord Fees

Set Up Fees:

Our setup fee is deducted from the first month's rent once the property has been successfully let. This fee is £600 inclusive of VAT.

For fully managed properties, an ongoing management fee of 12% inclusive of VAT is payable on the monthly rent.

If you require a rent collection service only, this is available at an additional 6% inclusive of VAT on the monthly rent payable.

Deposit Registration Fee:

Prior to the commencement of the tenancy, the tenant will pay a deposit, which Davies White Perry will register on the landlord's behalf with an approved tenancy deposit Government approved scheme. The cost of registration is £60 inclusive of VAT.

Where the landlord chooses to register the deposit within their own approved scheme, this fee will not be payable.

Regulation Checks Fee:

A regulation checks fee of £36 inclusive of VAT will be deducted from the first month's rent once the property has been successfully let.

Tenant Fee's Schedule

In accordance with the Tenant Fees Act 2019, Davies White Perry does not charge tenants fees for tenancy applications, credit checks, or inventories.

The following payments may however be required in connection with a tenancy:

NEWPORT OFFICE
45/47 High Street
Newport
Shropshire
TF10 7AT
01952 811003

SHIFNAL OFFICE
Market Place
Shifnal
Shropshire
TF11 9AZ
01952 460523

WEBSITE
www.davieswhiteperry.co.uk
EMAIL
letting@davieswhiteperry.co.uk
newport@davieswhiteperry.co.uk
shifnal@davieswhiteperry.co.uk



Permitted Payments Before the Tenancy Start

Holding Deposit

A holding deposit of no more than one week's rent may be required upon application. This payment will be deducted from the first month's rent.

The holding deposit may become non-refundable if:

- the tenant withdraws from the tenancy,
- the tenant fails to take all reasonable steps to enter into the tenancy agreement before the deadline for agreement, or
- false or misleading information is provided by the tenant which results in the application being declined,

unless one of the circumstances set out in Schedule 2 of the Tenant Fees Act 2019 applies

Rent

Rent is payable monthly unless otherwise agreed.

Security Deposit

A tenancy deposit equivalent to:

- a maximum of five weeks' rent where the annual rent is below £50,000, or
- a maximum of six weeks' rent where the annual rent exceeds £50,000.

The tenancy deposit will be protected within a government-approved tenancy deposit protection scheme.

Payments During the Tenancy

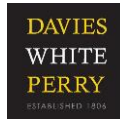
Utilities and Household Bills

Tenants are responsible for payment of all utility and household bills relating to the property unless otherwise stated within the tenancy agreement. This may include:

- Council Tax
- Water charges
- Electricity
- Gas and/or oil
- Telephone and broadband services
- Television licence

Late Payment of Rent

Interest may be charged on rent that remains unpaid for more than 14 days at a rate of 3% above the Bank of England base rate.



Page...3

Lost Keys or Security Devices

Reasonable charges may be made for the replacement of lost keys, locks, security devices, or fobs. This will include the reasonable cost of replacement together with an administration charge of £15 inclusive of VAT per hour where applicable

Changes to the Tenancy Agreement

A fee of £50 inclusive of VAT may be charged for any variation, assignment, or novation of the tenancy requested by the tenant, or any reasonable costs incurred if higher.

Deposit Registration

Prior to the commencement of the tenancy, the tenant will pay a tenancy deposit. Davies White Perry can register the deposit on behalf of the landlord with an approved tenancy deposit protection scheme for a fee of £60 inclusive of VAT.

Where the landlord chooses to register the deposit within their own approved scheme, this fee will not be payable.

Additional Information

Davies White & Perry Ltd are a member of The Property Ombudsman Redress Scheme, registration number D7706.

Davies White & Perry Ltd are a member of Safe Agent's Client Money Protection Scheme (CMP), registration number A4044.