



Kane Empires Property Lets

Registered Office: 6 Dimmock Close, Bletchley, Milton Keynes, Bucks, MK3 5RB

Tel: 07773 494949

Email: enquiries@kaneempires.co.uk

Schedule of Charges effective from 1st June 2019 – Tenants

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

Permitted Payments

Holding Deposit A holding deposit is payable upon submitting your Tenancy Application for your chosen property. This will reserve your property from the Letting Market for 15 calendar days whilst your application is being processed. From the date of paying the holding deposit a Tenancy must be entered into within 15 calendar days unless an extension is mutually agreed between all parties. The holding deposit is fully refundable should a tenancy agreement not be entered into unless the tenant fails the right to rent checks, provides false or misleading information which may affect their suitability to rent the property or if the tenant notifies us before the deadline of agreement that they have decided not to enter into a tenancy agreement. Where consent is given by the tenant the Holding Deposit shall be deducted from the tenancy deposit due. In all other circumstances the holding deposit shall be refunded to the tenant within 7 calendar days.	Equivalent to 1 weeks rent
Rent	Agreed regular monthly payment to the Landlord in advance
Tenancy Deposit Money held as security during the period of the tenancy and reserved for any damages or defaults of the tenant.	Equivalent to 5 weeks rent and held with the DPS.
Payments in the event of default – Loss of keys (tenants are liable for the actual cost in replacing lost keys, locksmith call out, new lock and replacement keys) Unpaid Rent (after 14 days due)	£15.00 Minimum 3% above Bank of England Base Rate
Variation of Contract at Tenants Request (Including change of sharer)	£50.00
Early termination/surrender of a tenancy during the fixed term period at Tenants Request	Landlords cost in re-letting the property as well as all the rent due under the tenancy until the new tenancy start date. Costs will not exceed the amount outstanding on the tenancy.
Payments in respect of council tax	Outlined in Tenancy Agreement
Payments for utilities	Outlined in Tenancy Agreement
Payments for television license	Outlined in Tenancy Agreement
Communication services	Outlined in Tenancy Agreement

FIXED PRICE RESIDENTIAL LETTINGS AND FULL PROPERTY MANAGEMENT



www.KaneEmpires.co.uk



PRS Membership: PRS029508 Client Money Protection: CMP009334 Kane Empires Property Lets Ltd Registered in England: 13536058

Directors: Mr Dean James Kane and Mrs Louise Marie Kane