

Property Management Residential Tenant Fees and Charges

The rules for how fees will be charged for Assured Shorthold Tenancies (AST) are different from those determining how fees will be charged for Non-Housing Act Tenancies (NHA).

Housing Act Tenancies	Non-Housing Act Tenancies (NH)
<p>Assured Shorthold Tenancies (AST)</p> <p>An AST is the most common type of tenancy if you rent from a private landlord or letting agent.</p> <p>You usually have an AST if:</p> <ul style="list-style-type: none"> You do not share any accommodation with your landlord and they live elsewhere The rent is less than £100,000 a year The tenant is an individual and is using the property as their main home 	<p>Common Law Tenancies</p> <p>A tenancy would be created as a NHA if the rent is over £100,000 a year, or where it is not the tenant's main home.</p> <p>Company tenancies are also NHA's.</p> <p>A company let is when a company takes on a residential tenancy agreement as the tenant, rather than an individual. The tenancy will be in the company Name. The company employee will live in the property.</p>

Housing Act Tenancies (AST)

You can see all of the money and fees you will need to pay for Housing Act Tenancies (AST) listed below.

All our fees and charges are shown including VAT.

Description	Charge
General fees and charges	
Holding deposit	Kempton Carr Croft does not charge a holding deposit. The charges incurred are dependent on the Letting Agent employed to let the property. It is the tenant's responsibility to check the Agents Residential fees and charges.
Any Tenancy agreement specially negotiated clauses agreed after the tenancy agreement has been signed	Kempton Carr Croft does not charge for specially negotiated clauses agreed after the agreement has been signed. The charges incurred are dependent on the Letting Agent employed to let the property. It is the tenant's responsibility to check the Agents Residential fees and charges.
Traditional deposit: annual rent less than £50,000	Kempton Carr Croft does not collect deposits. The Letting Agent employed to let the property should charge an equivalent to five weeks' rent. This should include the amount charged as a holding deposit.
Traditional deposit: annual rent £50,000 or more	Kempton Carr Croft does not collect deposits. The Letting Agent employed to let the property should charge an equivalent to six weeks' rent. This should include the amount charged as a holding deposit.

Change of sharer	Third-party charge, dependent on Letting Agent. Kempton Carr Croft will also charge an administration fee of £144.00.
Early termination	All costs, fee and charges incurred by the landlord for allowing early termination including the agent's existing or re-letting fees.
Stamp Duty Land Tax	Payable on tenancies where the rent (for the whole time a tenant stays in the property) exceeds £125,000.
Saturday check-out charge	Kempton Carr Croft does not usually arrange check-outs. It is the Lettings Agent employed to let the property who arrange check-outs. However, if the tenant has been offered a weekday appointment but refuses and requests a Saturday appointment. Third-party charge: minimum £120.00; maximum £500.00
Default fees and charges	
Late, unpaid, returned rent payments	Between 2% - 6% depending on Letting Agent and the terms of the signed Assured Shorthold Tenancy Agreement.
Lost keys	Any cost for the replacement of keys, fobs, security devices or associated items which have been lost, damaged or broken.

These charges are in line with Government regulations. If you have any queries please contact Kempton Carr Croft or the Lettings Agent advertising the property.

Non-Housing Act Tenancies (NHA)

You can see all of the money and fees you will need to pay for Non-Housing Act Tenancies (NHA) listed below.

All our fees and charges are shown including VAT.

Description	Charge
Pre Tenancy Application Charge (PTAC)	Kempton Carr Croft does not charge a pre tenancy application charge. The Letting Agent employed by the landlord may charge a fee. It is the tenant's/company's responsibility to check the Letting Agent's residential fees and charges.
Tenancy Paperwork	Kempton Carr Croft does not charge for tenancy paperwork. The Letting Agent employed by the landlord may charge a fee. It is the tenant's/company's responsibility to check the Letting Agent's residential fees and charges.

Deed of guarantee	Kempton Carr Croft does not draft Deeds of guarantee. The Letting Agent or Solicitor employed by the landlord may charge a fee. It is the tenant's/company's responsibility to check the Letting Agent's or Solicitor's residential fees and charges.
Company reference checks	Kempton Carr Croft does not charge for company reference checks. The charges incurred are dependent on the Letting Agent employed by the landlord. It is the tenant's/company's responsibility to check the Agent's residential fees and charges.
Deposit	Kempton Carr Croft does not collect deposits. The Letting Agent employed to let the property should charge an equivalent to six weeks' rent or more if a pet is authorised to reside within the apartment. This should include the amount charged as a holding deposit.
Withdrawing from the tenancy	Kempton Carr Croft does not charge for withdrawing from a tenancy. The charges incurred are dependent on the Letting Agent employed by the landlord. It is the tenant's/company's responsibility to check the Agents Residential fees and charges.
Call out services (including out of hours)	£210.00 per hour(s) and/or you will have to pay the contractor's invoice where your actions or lack of actions result in us or a contractor attending the property to remedy the situation.
Last minute cancellation or no cancellation of pre-arranged visits.	£210.00 per visit and any contractor invoice. If you cancel an appointment less than 24 hours before, or we have arranged to visit your property and we cannot gain access.
Hourly rate	£210.00 plus any contractor invoice plus any replacement costs if we or the landlord have to replace any damaged or broken items, or return any fixtures or fittings to their original position, as per the inventory.
Any overseas payment charges	Costs incurred by the receiver.
Late/unpaid/returned rent payments	Between 2% - 6% depending on Letting Agent and the terms of the signed Non Housing Act Tenancy Agreement. Kempton Carr Croft charges £24.00 for returned rent payments.
Change of sharer	Third-party charge, dependent on Letting Agent. Kempton Carr Croft will also charge an administration fee of £144.00.
Additional sharer	Third-party charge, dependent on Letting Agent. Kempton Carr Croft will also charge an administration fee of £144.00.
Renewal negotiation	Kempton Carr Croft does not charge for renewal negotiations. The charges incurred are dependent on the Letting Agent employed to let the property.

Any tenancy agreement specially negotiated	Kempton Carr Croft does not charge for specially negotiated clauses agreed after the agreement has been signed. The charges incurred are dependent on the Letting Agent employed to let the property. It is the tenant's/company's responsibility to check the Agent's residential fees and charges.
Early termination	All costs, fee and charges incurred by the landlord for allowing early termination including the agent's existing or re-letting fees.
Stamp Duty Land Tax	This tax is payable on tenancies where the rent exceeds £125,000.