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# PRIME LAND

## Fees for Tenants at Prime Land

At Prime Land, we believe in providing transparent and straightforward information regarding fees to tenants. Our aim is to ensure that you have a clear understanding of any applicable charges throughout the entire process. Please review the following details outlining the fees associated with renting a property through Prime Land:

### Before You Move - No Fees Apply

- **Holding Deposit:** Prior to entering into a tenancy agreement, a holding deposit will be required. This deposit is calculated as one week's rent based on the total agreed rent for the property. It will be held until the tenancy agreement is formalized, or for up to 15 calendar days. Please note that the holding deposit may be forfeited under specific circumstances, such as a failed Right to Rent check, provision of false or misleading information, or failure to enter into a tenancy agreement. Should a tenancy agreement be established, the holding deposit will be credited towards the first month's rent.
- **Deposit:** For Assured Shorthold Tenancies with an annual rent of less than £50,000, a deposit equivalent to 5 weeks' rent will be required. For properties with an annual rent exceeding £50,000, a deposit equivalent to 6 weeks' rent will apply.

### During Your Tenancy - No Fees Apply

We are committed to providing a hassle-free tenancy experience. Therefore, no fees will be charged during the course of your tenancy.

### Ending Your Tenancy in Accordance with Tenancy Terms - No Fees Apply

Rest assured that when the time comes to conclude your tenancy in accordance with the agreed terms, no fees will be incurred.

### Optional Services

Should you opt for additional services such as cleaning, we can connect you with our recommended cleaning contractors. Costs for these services may vary based on the size of the property and will be provided upon request.

### Other Fees and Charges

As part of our commitment to the Tenant Fees Act 2019, any charges incurred due to tenant breaches will be aligned with the regulations. Please review the following scenarios:

- **Lost Keys/Security Fobs:** In the event of misplaced keys or security fobs resulting from tenant misuse or negligence, the tenant will be responsible for the cost of replacement.
- **Replacement Tenancy Fee (due to tenant breach/early termination):** If a tenant requests an early termination of the tenancy and the landlord consents to replace one or more individuals on the contract, the breaching tenants will be responsible for the landlord's reasonable costs and any resulting losses. These costs include referencing the replacement party and any guarantors, Right to Rent checks, negotiation of surrender terms, inspection/inventory expenses, negotiation of deposit deductions, and the drafting of a new tenancy agreement.
- **Payment on Variation of a Tenancy:** Any modifications to the tenancy agreement may incur charges. These will be discussed and agreed upon before implementation.
- **Unpaid Rent/Returned Payments:** In case of rent arrears, the tenant shall pay interest at a rate of 3% above the Bank of England base rate from the due date of the outstanding rent. Charges will apply if payment is delayed beyond 14 days from the due date.

Please be aware that any costs associated with property damage, fixtures, fittings, white goods, or furniture repair will be deducted from the deposit in line with the terms of the tenancy agreement.

If you have any questions or require further clarification regarding our fees, please do not hesitate to reach out. We are here to provide you with all the information you need for a seamless experience.

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