OAKHILL

Tenants Fees

HOLDING DEPOSIT

The equivalent of 1 week's rent per Tenancy. Prior to moving into your property.

Should the tenancy not proceed due to the tenant withdrawing from their offer or if any false or misleading information is provided the deposit is non-refundable. This applies to any information supplied by the tenants to Oakhill in the application process or if the tenant fails any checks carried out by the landlord. Should the landlord withdraw from the tenancy for any reasons not stated above then the deposit will be refunded to the tenant in full within 7 working days. Should the tenancy proceed, the holding deposit will go towards the tenants first month's rent.

SECURITY DEPOSIT

Annual rent under £50,000 - 5 weeks rental per tenancy.

Annual rent of £50,000 or over - 6 weeks rental per tenancy.

Oakhill Residential Ltd hold the security deposit in a client account to cover for and defaults or damages made in the property caused by the Tenant(s) throughout the duration of the Tenancy.
The deposit will be held in a Government approved tenancy deposit protection scheme in England and Wales operated by The Dispute Service Ltd – The Tenancy Deposit Scheme (TDS).

The deposit will be returned in full at the end of the Tenancy as long as the property to left in the same condition as stated in the inventory Check In Report which was drawn up at the start of the Tenancy.

LOST KEY(S)

The tenant is responsible for replacing any key(s), fob(s) which maybe lost or damaged throughout the term of the tenancy.

This includes the call out charge from a locksmith, changing the locks and replacement of keys including if the agency or landlord requests a set of keys.

Change to the Contract - should the tenant request this.
£60 including VAT per each change made to contract.

UNPAID RENT

If the rent is in arrears for more than 14 days, Interest at 3% above the Bank of England base rate will be charged daily.

CHANGE OF SHARERS

£60 including VAT per new sharer should the Landlord agree to a change of Sharer.

The fee will cover the Right to Rent checks, external referencing checks registering the deposit and drawing up any new legal documents required.

IF THE TENANT DECIDE ON AN EARLY TERMINATION.

Should the Tenant wish to terminate their tenancy prior to the end of the tenancy, the Tenant will be held responsible for any fees due back to the Landlord for the agents fees and charges relating to re-letting the property, along with paying any rent due up until one day prior to new tenants take possession of the property.

This charge will be no more than the outstanding rent on the property.

hello@oakhill.london • www.oakhill.london
Sales: 020 3544 4444 • Lettings: 020 3544 4440 • Management: 020 3544 4448
108 Fortune Green Road, West Hampstead, NW6 1DS

APPROVED CODE TRADINGSTANDARDS.UK
TDS Tenancy Deposit Scheme
propertymark CLIENT MONEY PROTECTION
The Property Ombudsman
arla | propertymark PROTECTED
naea | propertymark PROTECTED