

**Want to let a property with
reassurance and security?**

Best talk to Bidwells

No one knows Cambridge like Bidwells


BIDWELLS

RESIDENTIAL LETTINGS

TENANT FEES

- **Utilities, Council Tax, TV Licence and Communications** - responsibility of the tenant.
- **Security deposits** - five week's rent for tenancies with annual rent below £50,000, and six week's rent for tenancies above £50,000.
- **Holding deposit** - one week's rent. This is refundable once the tenancy agreement has been signed .
Company lets are required to pay an administration fee of £400 inc. VAT in place of a holding deposit
Please note: This will be withheld if you withdraw from the property, fail a right to rent check, provide false information, or fail to enter into the agreement within 15 calendar days (or as otherwise mutually agreed in writing).
- **Fee for amending a tenancy agreement, such as change of tenant** - £50 inc. VAT. If a new inventory needs to be carried out, then the tenant would be liable for this cost.
- **Fee for ending a tenancy agreement early** - if the landlord agrees to an early release, tenants are liable to pay to the landlord any associated costs with re-letting the property, as well as all rent due under the tenancy until the start date of the replacement tenancy. This cannot exceed the remaining rent left on the tenancy.
- **Lost keys or other security devices** - replacements are to be paid for by the tenant.
- **Late rent payments** - charges will be levied at 3% above the Bank of England base rate and shall become chargeable after 14 days arrears.
- **Company agreement** - an administration fee of £450 to cover referencing and credit checks.
This fee is non-refundable.

Enquiries

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