

**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.  
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).
- **Company agreement** - an administration fee of £450 inc. VAT is required to cover referencing and credit checks.
- **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 and the utilities 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.

Looking for a  
property to rent?

