

TENANT FEES

(Our fees below include VAT.)

Holding Deposit – Capped at one Weeks Rent	Per Property
Moss Properties can hold a property once the Holding fee has been paid and move in date confirmed within 15 days (unless extended) or up to a period of 4 weeks. After 2 weeks you will need to pay the first month's rent (which will be non-refundable if you decide to withdraw your application) after a further 2 weeks you will be required to pay the bond. Moss Properties will not hold a property longer than 4 weeks unless this has been agreed by us prior to securing the property.	
Variation or changes to an existing tenancy agreement	£50 per change
This charge will cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. This also covers costs in 'change of sharer' situations and covers the landlord's costs in securing a new sharing and associated legal requirements in processing that new sharers application.	
Late Rent Payment – 3% over Bank of England	
This fee applies for each date that the payment is outstanding and applies to rent which is more than 14 days overdue	
Lost Key or security Device	
Under exceptional circumstances to be an emergency or where agents are having to go the property, or instruct someone to go to the property out of office hours. You will be liable for the replacement of the keys or security device.	
Surrendering your tenancy	
If you need to leave early, please contact Moss Properties in writing as soon as you know, with full details, as re-letting at short notice can be difficult. Please note should your Landlord agree to release you from the tenancy early the following terms will apply:(1) You will remain responsible for the property, all rental payments, utilities and council tax until a new tenancy has started or on your tenancy end date which ever come first.	