

Sparrows Properties strives to ensure that the process of renting your new home is as smooth as possible. There are various fees and charges associated with renting a property that you should be aware of when considering making an offer on a property available through us; some are mandatory, and some are possible additional fees. If you would like to proceed with renting a property through Sparrows Properties then the following payments will apply:

Permitted Payments

- 1. Property Reservation Payment** – We ask for a property reservation payment of One week's rent. This is required to reserve the property before we put forward any offer to the landlord and serves as confirmation of your intent to proceed with the proposed tenancy. If accepted, this amount will be deducted from the total balance due.

Should the Landlord decide not to proceed with the tenancy, the payment will be refunded IN FULL unless the Landlord's decision is as a result of you failing the referencing procedure (see reference & reference provision below) or by you attempting to alter the initial terms of the proposed contract.

Payment of this sum does not constitute the granting of a tenancy.
- 2. Deposit** – A security deposit equal to 5 weeks' rent MINUS the property reservation payment where Rent is under £50,000 per year.
A security deposit equal to 6 weeks' rent MINUS the property reservation payment where Rent is £50,000 or more per year.

This covers damages or defaults on the part of the tenant during the tenancy and is due 7 days prior to move-in, or 3 days if the move-in is within a week of the initial offer.
- 3. Arrears** - If you are late in paying your rent you may be charged interest on the rent outstanding if it is owed for more than 14 days at an interest rate of 3% above the Bank of England base rate from Rent Due Date until paid in order to pursue non-payment of rent.
Should any fees or charges remain outstanding at the end of the tenancy, Sparrows Properties will deduct the total amount due from the security deposit.
- 4. Changes to the tenancy agreement**, for example, a change of tenant or permission to keep pets at the property, will be charged at £50.00 (and reasonable costs if these exceed £50.00).
- 5. If you lose your keys or other security device** you will be charged reasonable costs incurred by the landlord to replace these or the locks at the property.
- 6. If you leave or request to terminate the tenancy early**, you will be liable to pay for any fees for re-letting and outstanding rent owed to the Landlord.
- 7. Other charges** in addition to the above that are applicable to tenants where required under a tenancy agreement: Rent, payments in respect of utilities, communication services, TV licence, council tax.

Sparrows Properties are members of ARLA Propertymark, The Property Ombudsman and The Tenancy Deposit Scheme and adhere to the regulations prescribed by Trading Standards and UK Law.

Email: hello@sparrows.properties

Should you wish to discuss further, please call **02036171994** and ask for the Lettings Team.

02036171994

clientcare@sparrows.properties

www.sparrows.properties