

# APB

## PROPERTY

### TENANTS FEES AND GUIDE

AT APB Property we understand that renting your first house can be daunting and at times, confusing. As a team we aim to offer quality customer service and as a result we try and make things as clear as possible. At APB we pride ourselves on the fact that we won't ask you to make any additional payments such as 'admin fees' or 'viewing fees'. However, tenants may be charged for breaching the terms of their contract. So, to avoid any confusion we have provided a table detailing the charge structure, below. If you have any questions, please, visit our Frequently Asked Questions section on the website or if you can't find what you're looking for, phone one of our team on 0161 437 0516 and they will be happy to help you with your query.

DESCRIPTION	DETAIL	CHARGE
SECURITY DEPOSIT	The tenant will get their deposit back in full at the end of their stay if everything is as it was found at the start of the tenancy.	£200 per tenant
HOLDING DEPOSIT	To secure a room a tenant must put down a holding deposit. This will be no more than a weeks rent. The amount will come off the full deposit and will be repaid when the deposit is paid back.	One weeks rent
CONTRACT CHANGES	This charge includes any revision of the signed tenancy agreement after it has been signed by tenants.	£50 per tenant
CHANGE OF PAYMENT PLAN ON CONTRACT	Any revision of the payment plan, for example: switching from termly to monthly payments after the contract has been signed.	£50 per tenant
LATE RENT	A charge will be applied if any rent is over 14 days late. After this time period the tenant will be charged 3% plus the Bank of England base rate at the time on the rent owed. Because this is an annual interest rate a pro rata interest will be accrued on the outstanding rent	3% + BoE base rate on outstanding rent amount
OUT OF HOURS CALLS	Frivolous text messages and calls out of hours (after 5.30pm weekdays and over the weekend) will be charged.	£20 per message
LOST KEYS	The charge will cover the time taken for the agent to get new keys cut and delivered to the tenant.	£15 per key