



## BEFORE THE TENANCY STARTS (payable to Edward Mellor Limited)

### HOLDING DEPOSIT

Equivalent to one week's rent, the holding deposit is taken to prevent further applications and whilst the tenancy paperwork is prepared. With the applicant's consent, the holding deposit will be put towards the first months rent or refunded upon a successful tenancy agreed, whichever they prefer.

### DEPOSIT

Usually equivalent to one month's rent but may be more in some circumstances, such as where a pet is permitted, but no more than the equivalent of five weeks rent.

## DURING THE TENANCY (payable to agent)

### RENT

First rent payment is paid on or before tenancy start date and all other payments are outlined in the tenancy agreement.

Payment of £50 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% plus the Bank of England base interest rate

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

## DURING THE TENANCY (payable to the provider) if permitted and applicable

- Utilities – gas, electricity, water
- Telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

## OTHER PERMITTED PAYMENTS (payable to agent)

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

## TENANT PROTECTION

Edward Mellor Limited is a member of Propertymark, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.