

Hamptons is a member of and covered by the Propertymark Client Money Protection Scheme. Hamptons is also a member of a redress scheme provided by The Property Ombudsman [www.tpos.co.uk](http://www.tpos.co.uk). Copies of the TPO Code of Practice plus our complaint handling procedure are available from any of our branches.

## Permitted Charges in accordance with the Tenant Fee Act 2019

| Under the terms of the Tenant Fee Act if you enter into an ASSURED PERIODIC TENANCY, payments which may apply will be as follows: |                                                                                                        |              |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------|
| First month's rent                                                                                                                | in advance                                                                                             |              |
| Tenancy Deposit                                                                                                                   | 5 weeks' rent (or 6 weeks' rent for tenancies where the annual rent is £50,000 or higher)              |              |
| Holding Deposit*                                                                                                                  | maximum one week's rent                                                                                |              |
| Early termination when requested by the tenant                                                                                    | a charge not exceeding the financial loss experienced by the landlord                                  |              |
| Utilities, communication services, TV licence and council tax                                                                     |                                                                                                        |              |
| Default charge for late payment of rent                                                                                           | limited to interest charged at 3% above Bank of England base rate, when rent is more than 14 days late |              |
| Default charge for replacement of lost key or security device                                                                     | equivalent to cost incurred                                                                            |              |
| Changing the tenancy documents after the commencement of the tenancy                                                              | £41.67 excl. VAT                                                                                       | £50 inc. VAT |

\*1 weeks' rent. This is to reserve the property. This will be withheld if any relevant person (including guarantors(s)) withdraws from the tenancy, fails a Right to Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

| A Non Housing Act Tenancy is formed when one of the following criteria is in place:                                                                                                                                                                                                                                                                                                                |                                                                    |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------|
| <ul style="list-style-type: none"><li>• The annual rent exceeds £100,000</li><li>• The property is occupied by an entity (Company let) rather than an individual</li><li>• The property is not used as a main or primary home</li><li>• There is a Resident Landlord</li></ul> <p>If you are in any doubt as to the type of tenancy which will apply to you, please speak to our branch staff.</p> |                                                                    |                    |
| Under the terms of the Tenant Fee Act if you enter into a NON HOUSING ACT TENANCY, payments which may apply will be as follows:                                                                                                                                                                                                                                                                    | Exclusive of VAT                                                   | Inclusive of VAT   |
| <b>Tenancy Setup Fee</b> drafting and execution of tenancy agreement if supplied by us, collecting and holding the Security Deposit as Stakeholder, issuing protection certificates, if applicable, initial Right to Rent Checks                                                                                                                                                                   | £300                                                               | £360               |
| <b>Check-in Fee</b> checking into the property and reviewing inventory                                                                                                                                                                                                                                                                                                                             | minimum of £109                                                    | minimum of £130.80 |
| <b>Enhanced Reference Fee</b><br>Per Person<br>Per Company                                                                                                                                                                                                                                                                                                                                         | £50<br>£100                                                        | £60<br>£120        |
| <b>Tenancy Continuation</b> negotiating and drafting extension to the fixed term                                                                                                                                                                                                                                                                                                                   | £250                                                               | £300               |
| <b>Change of (Tenant) Householder</b><br>Includes referencing proposed replacement tenant, preparing and executing Deed of Assignment                                                                                                                                                                                                                                                              | £250                                                               | £300               |
| <b>Early Termination Administration</b><br>Includes negotiation of dissolution terms, preparation of surrender documentation and return of tenancy deposit.                                                                                                                                                                                                                                        | £250                                                               | £300               |
| <b>Late payment of rent</b>                                                                                                                                                                                                                                                                                                                                                                        | Interest will be charged at 3% above the Bank of England base rate |                    |
| If there are any guarantors for the tenancy:                                                                                                                                                                                                                                                                                                                                                       |                                                                    |                    |
| <b>Guarantor Referencing Fee</b> inc verification of details, credit check, employer and accountant reference (if available)                                                                                                                                                                                                                                                                       |                                                                    |                    |
| Per person as guarantor<br>Per Company as guarantor                                                                                                                                                                                                                                                                                                                                                | £50<br>£100                                                        | £60<br>£120        |

Hamptons is a trading name of Hamptons Estates Limited, Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. Registered in England Number 02036215. Hamptons Estates Limited is a member of and covered by the ARLA Propertymark Client Money Protection Scheme. Hamptons Estates Limited is an agent and subsidiary of Countrywide Estate Agents Limited, Registered in England Number 00789476, Registered Office: Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. Countrywide Estate Agents Limited is an appointed representative of Connells Group Principal Services Limited which is authorised and regulated by the Financial Conduct Authority FRN 301684. VAT number 500 2481 05.

