



Permitted Payments and Tenant Protection Information

As well as paying the rent, you may also be required to make the following permitted payments. Permitted payments for properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

CHARGES for ENGLAND	
Holding Deposit	Maximum One Weeks Rent
First Month's Rent	Payable in Advance
Deposit Limit	Maximum of 5 weeks rent below £50,000 per annum
Early Termination when Requested by the Tenant	£30.00 incl vat plus a charge not exceeding the financial loss by the landlord
Default Charge for Late Rent	Limited to interest charged at 3% above Bank of England base rate, when rent is more than 14 days late
Utilities, Communication Services, TV Licence & Council Tax	As agreed with the provider
Default Charge of Lost Keys or Security Devices	Cost of Replacement
Change of Tenancy Documents after Commencement and at the Tenants Request	£50.00 incl vat
In the event of the tenant's default of the tenancy agreement	Contractual damages and any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the time

Churchills are covered by Propertymark Client Money Protection, scheme number C0123218

Churchills are also a member of a redress scheme provider The Property Ombudsman

