



B R U N S F I E L D

TENANT INFORMATION

The following information is designed to give tenants who rent property through Brunsfeld guidance on our fees and processes. If you are unsure on any of the below please call our office on +44(0)203 601 7676.

Term – The normal term asked for by our Landlords for an Assured Shorthold Tenancy (AST) is 12 months, although there is often a break clause at month 6. The minimum term for an AST is 6 months.

Fees – We charge the following fees in the course of a typical tenancy. All of the below to be in our account as cleared funds before the start of the tenancy.

Payment of Intention – We normally take a payment equivalent to two weeks rent in order to remove the property from the market. This payment will be held on account and taken off the initial rental payment provided the reference process is successful, minus the application and reference fees.

Initial Payment – On the start of each tenancy we normally take payment of the security deposit and the first month's rent minus any payments already held on account.

One Month's Rent – This is calculated by multiplying the weekly rent by 52 and dividing by 12.

Security Deposit – On commencement of a tenancy we normally require a security deposit equivalent to six weeks rent. This deposit is held in case of any breakages or damage caused to the property during the tenancy caused by the tenant(s). At the end of the tenancy the deposit is returned minus an appropriate amount to cover any damages or breakages.

Deposit Protection Service (DPS) – We place all security deposits with the Deposit Protection Service (DPS) and these are held in accordance with the regulations of the scheme which can be found at www.depositprotection.com.

Application Fee – We charge an application fee of £175 (plus VAT) for processing each tenancy application. This may change from time-to-time.

Reference Charge – We charge a reference fee of £40 (plus VAT) per person referenced.

Renewal of Tenancy Fee – If the tenancy is renewed after the initial term we charge a fee of £80 (plus VAT) for preparation of the paperwork and administration involved.

Utilities – The tenant is normally responsible for payment of all utilities including gas, electricity and water

Council Tax – The tenant is responsible for payment of Council Tax.

Service Charge – The landlord is responsible for Service Charge payments, where relevant.

Inventory – The landlord is normally responsible for payment for the inventory at the start of each tenancy and the “check in”. The tenant is normally responsible for payment of the “Check Out” at the end of the tenancy. The fees for this will vary according to the type of property.

Cleaning – The landlord is normally responsible for the cleaning of the property at the start of the tenancy. The tenant is normally responsible for the cleaning of the property at the end of the tenancy.