



**coach-house
lettings**

Our Contract Holder Fees

Holding Deposit

A holding deposit is payable when applying for a property to reserve prior to referencing. This secures property for up to 14 days. If the contract proceeds, holding deposit will be deducted from the 1st months rent which is payable on or before move in day.

Holding Deposits are refundable as long as

Contract holder does not withdraw from property application after paying holding deposit.

Contract holder provides false or misleading information that materially affects their ability to rent including but not limited to discrepancies between the information provided in application and the results of reference checks such as misrepresentation or undisclosed CCJs when stated otherwise. Contract holder fails to make reasonable steps to enter into the contract within agreed timeframe.

Security Deposit

A security deposit is payable before or at time of signing Occupation Contract. It is held by mydeposits.co.uk and is refunded at the end of contract, providing property is in a satisfactory condition and all contract terms are met. If undisputed refunds are processed within 10 working days.

First Months Rent

This is payable before or upon signing Occupation Contract, minus any holding deposit paid.

Subsequent Months Rent

Rent is due on Occupation Contract set date each month.

Repair Costs for Contract Holder Caused Damage

Chargers apply for repairs or maintenance required due to damage caused by Contract Holders actions or neglect. Charges will represent the actual costs incurred including labour and materials.

Missed Appointments

If a Contract Holder fails to allow access for pre-arranged contractor visits, leading to charges for the landlord. £60 per missed appointment.