

Tenant Fees and Charges

Assured Periodic Tenancies

Sophia Elena may charge tenants the following permitted fees. We recommend that you liaise with the office prior to entering into any agreement for further clarification if required.

Relevant Tenant Fees and Tenant Protection Information for Assured Periodic Tenancies (APT's)

In addition to paying rent for the property, typically payable monthly in advance, you may also be required to make the following permitted payments:

- Holding Deposit: 1 week's rent
- Deposit: 5 weeks' rent against rent arrears and dilapidations or 6 weeks' rent where the annual rent is equal to or exceeds £50,000
- Payments to other third parties: such as council tax, utilities or payments for communications services
- Default Charges: such as payments for the replacement of lost keys (at cost) or interest on overdue rent
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy - £50
- Early termination at the tenant's request: if the tenant vacates the property during the term, apart from according to any agreed break clause, which is included within the agreement, the tenant will remain liable to pay rent and any other monies payable under the agreement until the term expires; or the property is re-let with the landlord's consent, whichever is earlier as well as any re-letting costs or commission incurred by the landlord

The above fees and charges are VAT inclusive.

Tenant Protection

Sophia Elena is a member of Client Money Protect (CMP), which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) scheme, which is a redress scheme.

Sophia Elena holds deposits in a client account as a stakeholder in relation to Common Law and Company Tenancies. More details available by contacting the office.