

Tenancy Information

Coady Phillips adhere to the Tenants Fee Act 2019 and to follow are the permitted payments from 1st June 2019

Upon applying to take up a tenancy with us you will be required pay a holding deposit of no more than one weeks rent to reserve the property.

The Holding Deposit will be repayable to you within 7 days for the following reasons:

- (i) from when the parties enter into the tenancy agreement unless the tenant has agreed in writing for the Holding Deposit to be put towards the balance of monies payable
- (ii) if the landlord withdraws
- (iii) if an agreement is not reached before the Deadline for Agreement or the agreed extended date and the tenant is not at fault, or
- (iv) if the landlord or the agent breaches the fee ban or acts in a way that it would be unreasonable to expect the tenant to enter into a tenancy agreement (i.e. unfair terms, harassment etc)

The only reasons we as agents for the landlord will retain the deposit are:

- (i) the tenant withdraws their application
- (ii) the tenant doesn't take reasonable steps to enter into the tenancy
- (iii) the tenant fails a Right to Rent check
- (iv) the tenant provides misleading information that affects their suitability to rent a property

Upon a successful application being approved by Coady Phillips tenants will be required to upon signing tenancy agreements pay a deposit of no more than five weeks rent and the first months rent in advance.

Fees payable during the tenancy:

- (i) To replace keys lost by the tenant
- (ii) £50 for the replacement of a tenant mid tenancy
- (iii) All contractual payments to include all utilities including water and energy suppliers and TV licence

Coady Phillips have a CMP (client money protection policy) with Client Money Protect membership no 006733 and are also a member of The Property Ombudsman Scheme (TPO), which is a redress scheme. All deposits are protected under the two following schemes The Dispute Service (TDS) and Deposit Protection Service (DPS)