

Landlords 2

We're Landlords too!

Letting Agents



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Letting fees and tenant protection information

As well as paying the rent you may also be required to make the following payments.

Permitted payments:

Before the tenancy starts (payable to Landlords 2 'the Agent')

- **Holding Deposit:** Equivalent to one week's rent - A Holding Deposit can be held for up to 15 calendar days and will be repaid to the Tenant on the day of check-in by deducting from the Tenancy Deposit. This will need to be agreed between Landlords 2 and the Tenant during the application process.
- **Deposit:** Up to the equivalent of five weeks rent.

During the tenancy (payable to Landlords 2 'the Agent')

- Payment of up to £50 for any variation, assignment or novation of a tenancy.
- Early Termination of a Tenancy at the request of the Tenant; Should a Tenant wish to exit their contract early agreement will be sought from the Landlord. If the Landlord agrees the Tenant will be liable for the costs of re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.
- In the event of late payment of rent interest will be charged at a rate of 3% above The Bank of England base rate. Please Note: This will not be levied until the rent is more than 14 days in arrears.
- Payment of the actual cost of replacing any lost key(s) or other security device(s); If the loss results in locks needing to be changed the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant and Landlord Protection

Client Money Protection (CMP) is provided to Landlords 2 by Propertymark.

Landlords 2 is a member of The Property Ombudsman Scheme, which is a redress scheme.

You can find out more details on all of the above by visiting www.landlords2.com or by contacting 01325 978970.

