

Tenancy information

Relevant letting fees and tenant protection information

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

Permitted Payments

Before the tenancy starts (payable to Embleys Estate Agents 'the agent')

- Holding Deposit: 1 week's rent
- Damage Deposit: 4 to 5 week's rent as agreed before commencement of the tenancy. Please note that this deposit may be paid directly to the landlord if the property is not fully managed by Embleys

During the tenancy (payable to the agent)

- Payment of £50 if you want to change the tenancy agreement
- Payment of interest for the late payment of rent at a rate of 3% above Bank of England base rate
- Payment of reasonable costs associated with the replacement of lost keys/security devices for access to the property
- Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable

- Utilities- gas, electricity, water
- Communications- telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

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

Tenant Protection

Embleys Estate Agents is a member of Propertymark, which is a client money protection scheme, and also a redress scheme. You can find out more details on the Embleys' website or by contacting the agent directly.

Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.