

Agency Fees and Client/Tenant Protection

The prospective tenant agrees to take the property as seen and must ensure they are happy with the particulars and condition of the property before signing the tenancy agreement.

Relevant letting fees and tenant protection information

Fees payable prior to start of tenancy, to M3 Lettings:

Holding deposit: a sum equivalent to not more than a week's rent (where applicable)

Security deposit: £300 per student tenant or a sum equivalent to not more than 5 week's rent for professionals.

- fees payable during the tenancy to M3 Lettings:
- payment of £25 for changes to the tenancy agreement (requested by tenant)
- payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, per day from the date your rent is due.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (surrender).

Your tenancy agreement explains the circumstances where you may be required to pay the agent or landlord for any losses that they incur if you breach any of your obligations as a tenant. This is to protect the legitimate interests of the landlord or agent. Examples include but are not limited to:

- fees incurred where you may be required to pay the agent or landlord for losses attributed to breaching your tenant obligations are explained in the tenancy agreement
- property not returned in condition in which it was found
- urgent repairs (damage caused by the tenant which cannot wait until the end of the tenancy, i.e broken window, clearing drains, removing rubbish to prevent an infestation, etc.)

Damages/inconvenience caused by the tenants will have to be paid for by the tenant as it pertains to:

- providing a replacement key - £25.00 per instance
- attending a lock out - £25.00 per instance
- false activation of the fire alarm - 25.00 per instance
- false/unnecessary callout - £25.00 per instance
- charge levied for administration fees if a replacement tenant/tenants is/are to be put onto the contract and we have to produce a further agreement - £25.00 per instance
- keys received later than the time and date stipulated in the tenancy agreement - £25.00 surcharge per key

Tenant protection

M3 Lettings is a member of Client Money Protect (CMP) and also a member of the Property Redress Scheme (PRS).