

Tenant Information Guide

Finding a Suitable Property

Due to the GDPR regulations which came into effect on the 25th May 2018, we no longer register Tenant(s) details on to a mailing list.

To be contacted about new properties as they come on to the market, we would recommend setting up property alerts with the following property portals:

zoopla.co.uk or **onthemarket.com** or **boomin.com**

You can also bookmark our website at stuart'sresidential.com where properties will appear first before they are uploaded to the property portals detailed above.

Viewings can be arranged via stuart'sresidential.com or by calling or e-mailing us.

Permitted charges in accordance with the Tenant Fee Act 2019:

Under the terms of the Tenant Fee Act if you enter in to an Assured Shorthold Tenancy, payments which may apply are as follows:

Rent:

Payable in advance on the 1st day of the month.

Deposit:

5 weeks' rent where the total annual rent is below £50,000.00 or 6 weeks' rent where the total annual rent is above £50,000.00.

Holding Deposit:

Maximum 1 weeks' rent

Early Termination When Requested by the Tenant(s):

A charge not exceeding the financial loss experienced by the Landlord(s)

Default Charge for Late Payment of Rent:

Limited to interest charged at 3% above Bank of England base rate, when rent is more than 14 days late

Default charge for replacement of lost key or security device:

Equivalent to the cost incurred

Changing the tenancy related paperwork after the commencement of the tenancy:

£50.00 inclusive of VAT (£41.67 excluding VAT)

Other Information:

Stuart's Residential is accredited by SafeAgent (www.safeagents.co.uk)

Client Money Protection (CMP) provided by SafeAgent (www.safeagents.co.uk)

Independent Redress provided by The Property Ombudsman Scheme (TPOS) (www.tpos.co.uk)