

Robsons Residential Lettings Initial Payments May 2026:

- The first month's rent.
- Security Deposit - equivalent of five weeks rent
(Monthly rent x 12 months ÷ 52 weeks x 5 = TOTAL) should the annual rent exceed £50,000.00 the security deposit will increase to six weeks rent.
- Additions or amendments to the Tenancy Agreement (once the tenancy has commenced) shall incur a charge of £50 (Inc. VAT) per variation.
- Where a Tenant loses a key or other security device giving access to the property to which the tenancy relates, the cost of the replacement key or security device and locksmith cost shall be charged to the Tenant and a copy invoice of our costs will be provided.
- Late rent payments, paid 14 or more days after the due date, shall incur a fee of 3% plus the Bank of England base rate which shall be calculated to the date of payment.
- In the event of **early termination by the tenant**, the tenant shall be liable for early termination costs including all rent due under the tenancy until the start date of the replacement tenancy and the landlord's costs in re-letting the property. These costs will be calculated at the point of the tenancy termination.
- You will be responsible for costs of all services (where applicable) including gas, electricity, water, telecommunications including broadband, ADSL lines, cable and satellite if applicable and council tax. You are also responsible for ensuring that a valid television license remains in place for the duration of the tenancy.