

The Gorge Fee Schedule

These fees apply to new Assured Shorthold Tenancies (AST's) signed on or after 13th May 2024.

Item	Fee
Holding Deposit	None Required
Tenancy Deposit	Four weeks rent – this covers damages and defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. NB. This will not be levied until the rent is more than 14 days in arrears.
Out of Hours Call Out Assistance	£42 (inc. Vat)
Lost key(s) or other Security Devices	Tenants are liable to 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 cost 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).
Variation of Contract (Tenant's request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with the preparation and execution of new legal documents.
Change of Sharer (Tenant's request)	£50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with new tenant referencing and Right to Rent checks, deposit registration as well as preparation and execution of new legal documents.
Early Termination (Tenant's request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Damaged Items	Based on a quotation taking into account fair wear and tear.

Please ask a member of our Residents' Team if you have any questions about our fees.

We are members of:

- The Propertymark Client Money Protection Scheme. www.propertymark.co.uk
- The Property Redress Scheme Membership No: PRS013082. <https://www.theprs.co.uk/>

For more information [click here](#) to visit the FAQ section of our website.