

Contract Holder Fees Schedule

(WALES)

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Holding Deposit (per Occupation Contract)	<p>One week's rent. This is to reserve a property.</p> <p>Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the occupation contract, fails a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their contract (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).</p>
Security Deposit (per occupation contract, for rent under £50,000 per year)	<p>Five weeks rent.</p> <p>This covers damages or defaults on the part of the contract holder during the tenancy, subject to relevant end of tenancy checks.</p>
Pet Deposit	£200 per pet, in addition to the Security Deposit above.
Early Termination (Contract Holder's Request)	Should the contract holder wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the occupation contract until the start date of the replacement occupation contract. These costs will be no more than the maximum amount of rent outstanding on the occupation contract. Early termination of agreement is subject to the landlord's agreement.
Unpaid Rent	<p>Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.</p> <p>Please Note: This will not be levied until the rent is more than 14 days in arrears.</p>
Missed Appointments	Where the actions of the contract holder results in a missed appointment, the contract holder is liable for any actual costs incurred by the landlord (such as contractor charges).
Avoidable or Purposeful Damage to the Property	Contract holders are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice).
Emergency/Out of Hours Call-Out Fees	Where the actions of the contract holder result in the agent (or their nominated contractor) attending the property outside of normal office hours, to remedy the situation, the contract holder will be charged the actual costs incurred (such as contractor invoices).
Lost Key(s) or other Security Device(s)	Contract holders 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 costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the contract holder.
Re-serving a Written Statement	If the contract holder requests a copy of their written statement where no amendments have been made the contract holder will be required to pay £24 (Inc. VAT) for the copy.

CLIENT MONEY PROTECTION
www.propertymark.co.uk



INDEPENDENT REDRESS
www.tpos.co.uk



If you have any questions about our fees, please speak to a member of our team.

lettings@cobbamos.com | [01432 266007](tel:01432266007) | www.cobbamos.com