

Tenants Fees - Williams London Ltd

For Assured Shorthold Tenancies (ASTs)

Once an offer is accepted, you will need to pay a holding deposit equal to one week's rent so we can start the referencing process and carry out ID checks.

When your referencing is complete and the landlord accepts it, you will then be required to sign the tenancy agreement and pay the remaining balance.

This balance would be one month's rent and a five-week security deposit, minus the one week already paid in advance.

For Company Lets

For a company wishing to rent one of our properties, the above referencing process applies, but the company would be liable to pay the following:

- Tenancy setup fee: £500 + VAT (£600 including VAT)
- Tenancy renewal fee: £0
- Check-in cost at the start of the tenancy: Variable

References & Right to Rent

All applicant references (where applicable) are undertaken by an independent specialist referencing company. You will be asked to complete their online application form.

You will need to provide proof of your right to rent a property in England, in line with the Immigration Act 2014 and 2016, and to prove your current address (such as an original bank statement, credit card statement, utility bill, council tax demand, etc., dated within the last three months). This must show your name and address.

Amendments or Changes to the Tenancy

Variation of Contract (Tenant's Request): £45 (£54 including VAT) per agreed variation.

This covers the costs associated with taking the landlord's instructions, as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £45 (£54 including VAT) per replacement tenant, or any reasonable costs incurred if higher.

This covers the costs associated with taking the landlord's instructions, new tenant referencing and Right to Rent checks, deposit registration, and the preparation and execution of new legal documents.

Please note that your landlord does not have to agree to you changing any of the named tenants during the tenancy term.

Early Release

If, for any reason, you request your landlord to agree to end the tenancy earlier than the date set out in the tenancy agreement (or in line with any break clause included in the tenancy agreement), they are not obliged to agree to this.

However, should your landlord agree, they may ask you to reimburse them for any financial loss they suffer as a result.

This may include:

- The equivalent of the letting fee paid by your landlord to us from the date you wish to end the tenancy until the date you could contractually end the tenancy (calculated as a daily rate).
- Any other reasonable costs the landlord may incur.

Late/Unpaid Rent Payments

Interest at 3% above the Bank of England's base rate will be applied from the rent due date until paid, in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys or Security Devices

Tenants are liable for the actual cost of replacing any lost key(s) or security devices.

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 person requiring keys will be charged to the tenant.

If extra costs are incurred, there will be a charge of £15 per hour (including VAT) for the time taken replacing lost key(s) or other security devices.