

No hidden surprises

PERMITTED PAYMENTS UNDER A SIMPLE LIFE LONDON ASSURED SHORTHOLD

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

FEE TYPE	DETAILS	DATE PAYABLE	AMOUNT
Refundable Holding Deposit	<p>A holding deposit will be required in order to secure the property.</p> <p>By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days).</p> <p>The holding deposit will be paid towards your first month's rent.</p>	The holding deposit will be collected by Simple Life London as soon as you have completed the referencing application form at which point the property will be removed from the market.	<p>Equivalent to one week's rent rounded down to the nearest £10.</p> <p>e.g if your rent is £750 pcm then the holding deposit will be £170.</p>
<p><i>Simple Life London may retain your holding deposit if:</i></p> <ul style="list-style-type: none"> • You provide misleading information on your application form • You fail a Right to Rent Check • You change your mind about the property and withdraw your application • You have failed to take reasonable steps to enter into the tenancy 			
Refundable Tenancy Deposit	<p>This is your Security Deposit.</p> <p>Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.</p>	The Simple Life London Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
First Month's Rent	Your first month's rent is due in advance.	The Simple Life London Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

TENANTS MAY ALSO BE CHARGED THE FOLLOWING FEES FOR SERVICES PROVIDED DURING THE TENANCY:

FEE TYPE	DETAILS	DATE PAYABLE	AMOUNT
Default Fee	<p>A payment that is required in the event of a default by the tenant:</p> <ul style="list-style-type: none"> • Lost key • Lost security device giving access to the housing. 	Payable on request by the Simple Life London Team.	A reasonable cost that has been incurred by the Landlord.
Late Payment Fee	Fee will be added to the Tenant's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
Variation of Tenancy Fee	Payments on assignment, variation or novation of a tenancy at the tenant's request.	Payable on request by the Simple Life London Team following the tenant request.	Capped at £50 or the reasonable costs incurred if greater.
Early Termination Fee	Payments in respect of early termination of a tenancy agreement at the tenant's request.	Payable on request by the Simple Life London Team following the tenant request.	Capped at Simple Life London's loss of rent.
Company Let Fee (Non-HA)	Payment for preparing tenancy agreement within company let	Payable prior to commencement date of tenancy	£250 + VAT

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to Simple Life London. It is the responsibility of the tenant to arrange for payment for these services where applicable.

CRITERIA FOR APPLICATION

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJ's, IVA's, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through HomeLet against a criteria agreed with Simple Life London and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and Simple Life London can decline an applicant without reason. All offers to tenancy are made Subject to Contract.