CERES PROPERTY

CERES PROPERTY RESIDENTIAL TENANT AND LANDLORD FEES

RESIDENTIAL TENANT FEES

Ceres Property only charges tenants in line with Government regulations. The following applies to tenancies under the Housing Act 1988 (Assured Shorthold and Assured Shorthold Tenancies):

- **Security deposits** – Five weeks' rent for tenancies with an annual rent below £50,000, and six weeks' rent for tenancies above £50,000.

- **Holding deposit** – One week's rent. This is refundable once the tenancy agreement has been signed. Please note: this will be withheld if you withdraw from the property, fail a Right to Rent check, provide false information, or fail to enter into the agreement within 15 calendar days (or as otherwise mutually agreed in writing).

- **Company agreement** – An administration fee of £450 inc. VAT is required to cover referencing and credit checks.

- **Fee for amending a tenancy agreement** (e.g., change of tenant) – £50 inc. VAT. If a new inventory needs to be carried out, the tenant will be liable for this cost.

- **Fee for ending a tenancy agreement early** – If the landlord agrees to an early release, tenants are liable to pay the landlord any associated costs with re-letting the property, as well as all rent due under the tenancy and utilities until the start date of the replacement tenancy. This cannot exceed the remaining rent left on the tenancy.

- **Lost keys or other security devices** – Replacements are to be paid for by the tenant.

- **Late rent payments** – Charges will be levied at 4% above the Bank of England base rate and become chargeable after 14 days' arrears.

Ceres Property is regulated by the Royal Institution of Chartered Surveyors (RICS Firm Number 860973) and has Client Money Protection with the RICS Client Money Protection Scheme.

Independent redress is through Ombudsman Services (Property). More details can be found in our Complaints Handling Procedure.

RESIDENTIAL LANDLORD FEES

What Ceres Property charges depends on the type of property you are letting and the service you require. We will explain our terms of business, confirm your instructions, outline the services we provide, and discuss the associated fees.

- **Management fee** – To be agreed under separate negotiation, depending on the service you require.

- **Energy Performance Certificate (EPC)** – Dependent on the size of the property, with prices starting from £100 inc. VAT. If you do not already have a valid EPC, we can organise the assessment on your behalf.

- **Tenancy referencing fee** – Starting at £16 + VAT per applicant. Fully comprehensive referencing checks including employment, income, credit, and landlord references.

- **Tenancy renewal fee** – £500 + VAT. Covers administration costs for negotiation of tenancy renewals and issuing Section 13 rent increase notices.

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