

Platinum Properties Terms, Conditions & Fees (tenancies signed post 1 June 2019)

All fees detailed below are subject to Platinum Properties application process and Terms and Conditions, available from our offices.

Please note all fees are non-refundable if your application is unsuccessful due to referencing or you withdraw your application.

MONIES DUE PRIOR TO THE COMMENCEMENT OF YOUR TENANCY:	
HOLDING CREDIT If you are accepted as a Tenant you will be asked to pay the holding credit to reserve the property whilst referencing is completed.	5 weeks rent
DEPOSIT Before your tenancy commences you will be required to pay a security deposit as set out in the property advertisement, equal to 5 weeks rent. Platinum Properties (Ely) Limited are members of the Tenancy Deposit Scheme and deposits will be held in accordance with the rules of their scheme, further information is available on their website custodial.tenancydepositscheme.com . Interest will not be paid on deposits. We would refer you to you application notes for further information.	
MONIES DUE DURING YOUR TENANCY	
RENT All rents (as set out in the property advertisement) are due and payable on the first day of each successive calendar month in advance by standing order in the case of managed properties. Should the tenancy commence at any date after the 15 th of a month, then rent to the end of that month plus rent for the next complete month is payable prior to the commencement date of your tenancy. If the tenancy commences on any date up to and including the 15 th of the month, the rent to the end of that month is payable. In both cases the amount of rent for any period less than one calendar month will be apportioned. In the case of properties managed by the Landlord rents will be due on the anniversary date of the commencement of the tenancy each month.	
All payments must be made by bank transfer.	
PLEASE NOTE THAT WE DO NOT HAVE THE FACILITIES TO ACCEPT CASH OR CARD PAYMENTS.	
PETS If express consent is given, prior to the making of any application, that you may have pets at the property an additional amount of £30 per calendar month will be payable in rent.	
CHANGES TO THE TENANCY AGREEMENT Any changes to the tenancy agreement requested by you as the tenancy once the tenancy has commenced will be chargeable proportionate to the work involved on our part, of which you will be invoices accordingly. Changes are subject to the Landlords prior written consent.	£50.00 per hour
LATE PAYMENT If payment for the rent is not made within 14 days of becoming due we reserve the right to charge accordingly.	3.00% above Bank of England Base Rate per day
FIXED TERM TENANCY The tenancy is for a fixed term of time and you should be aware that you will be bound by the tenancy and the terms therein for the period of which you have signed.	
UTILITIES & COUNCIL TAX You will be responsible for the payment of all charges associated with the supply of service to the property, including, but not limited to council tax, gas, electricity, water and sewerage.	
COMMUNICATIONS AND MEDIA You will be responsible for the payment of all charges associated with the supply of communications and media services to the property, including, but not limited to telephone, broadband, TV license, satellite and cable.	
OTHER PERMITTED PAYMENTS current legislation sets out permitted payments, including contractual damages, which are not included above as they cannot be set out in this manner at the outset of the tenancy. Platinum Properties reserve the right to charge any other permitted payments outlined under the current relevant legislation.	
TENANT PROTECTION	
Platinum Properties are members of the ARLA Propertymark Client Money Protection Scheme No. C0123966 Platinum Properties are members of The Property Ombudsman Redress Scheme No. D4801 You can find out more about Platinum Properties (Ely) Limited by contacting the agents directly.	
REFUNDS	
We regret that we are only able to process a refund of monies, where required, to standard UK Bank Accounts via BACS	

Platinum Properties Terms, Conditions & Fees (tenancies signed prior 1 June 2019)

Please note all fees are non-refundable if your application is unsuccessful due to referencing or you withdraw your application.

Payment of fees does not constitute a tenancy or offer of a tenancy, but is proof of your serious intent to proceed.

Please read the application notes and Platinum Properties Draft Tenancy Agreement in conjunction with this document.

MONIES DUE PRIOR TO THE COMMENCEMENT OF YOUR TENANCY:	
APPLICATION/REFERENCING FEE This payment covers the administration costs associated with obtaining references (including credit reference, previous Landlord, current/previous employer, Accountant and bank, where applicable) and any other supporting documents.	£100.00 per person (applicants & guarantors)
RIGHT TO RENT Our partner agent, UK Tenant Data, will charge you to verify the authenticity of your Right to Rent documents directly.	£19.20 per person
LEGAL CHARGE There is a legal charge for drawing up and producing your initial Tenancy Agreement and associated documentation. You will be provided with a Draft Tenancy Agreement at the point of application to allow you sufficient time to familiarise yourself with your obligations and allow you to take independent advice in respect of these. All parties named as Tenants in the Tenancy Agreement must be available to sign the Tenancy Agreement on the commencement date of the tenancy.	£125.00 per property
HOLDING CREDIT If you are accepted as a Tenant you will be asked to pay the holding credit together with the legal charge (above) before the let is finally agreed (subject to contract). The holding credit will be put towards the property deposit at the commencement of the tenancy.	£250.00 per property
DEPOSIT Before your tenancy commences you will be required to pay a security deposit as set out in the property advertisement. Platinum Properties (Ely) Limited are members of the Tenancy Deposit Scheme and deposits will be held in accordance with the rules of their scheme, further information is available on their website custodial.tenancydepositscheme.com . Interest will not be paid on deposits. We would refer you to you application notes for further information.	
RENT All rents (as set out in the property advertisement) are due and payable on the first day of each successive calendar month in advance by standing order in the case of managed properties. Should the tenancy commence at any date after the 15 th of a month, then rent to the end of that month plus rent for the next complete month is payable prior to the commencement date of your tenancy. If the tenancy commences on any date up to and including the 15 th of the month, the rent to the end of that month is payable. In both cases the amount of rent for any period less than one calendar month will be apportioned. In the case of properties managed by the Landlord rents will be due on the anniversary date of the commencement of the tenancy each month.	
OPTIONAL EXTRAS (WHERE AGREED AS PART OF THE TENANCY):	
PET DEPOSIT If express consent is given, prior to the making of any application, that you may have pets at the property an additional amount of £300 will be added to the deposit for the property. At the end of the tenancy the property must be fumigated by a BCPA registered pest controller irrespective as to whether there is an anticipated problem or not and the carpets must be professionally cleaned and receipts for these works	

supplied as proof of the work being undertaken. In addition you will be responsible for any damaged caused by the pet such as clawing, scratching, gnawing, soiling, etc. Please note that this is not an exhaustive list.		
MONIES DUE DURING YOUR TENANCY (THESE CHARGES WILL ONLY ARISE WHEN THE NOTED CIRCUMSTANCES APPLY):		
RENEWAL OF TENANCY If you choose to renew your tenancy at the end of the initial term, subject to negotiation with your Landlord, a charge will be levied to cover the administration and negotiation costs accordingly.	£80.00 per renewal	
LATE PAYMENT FEE If payment for the rent or administration charges is not made on time we reserve the right to charge accordingly for each chase correspondence sent to you to cover the administration costs of chasing the payment.	£50.00 per letter	
MISSED PROPERTY VISIT Properties managed by Platinum Properties are subject to visits to ensure the cleanliness and standard of the property is maintained in line with the requirements set out in the agreement. You will be given ample notice of all visits and must ensure we are able to gain access as scheduled. If we are unable to gain entry a charge will be made for our abortive costs.	£50.00 per missed visit	
CHANGE OF NAMED TENANT If a named Tenant wishes to move out of the property and be replaced by another full referencing of the new Tenant and new Tenancy Agreement is required (please see above charges) plus this charge to cover the costs of administering this change.	£250.00 per Tenant change	
ABORTIVE FINAL INSPECTION If notice is given to vacate the property (either at the end of a term or early release) and you subsequently decide to stay you will be held responsible for all abortive administration charges to include advertising costs, refunds of new applicants fees (if applicable), board erection and removal. This is not an exhaustive list.	Variable	
ADDITIONAL FINAL INSPECTION This will be charged to cover abortive costs if we arrive to carry out the final inspection as arranged and the property is not ready to be inspected. If items detailed on the inventory are not placed in their original location at the conclusion of the tenancy a variable charge will be made (dependent upon the number of items).	£100.00 £150.00 (maximum)	
MONIES DUE AT THE CONCLUSION OF YOUR TENANCY (TO BE DEDUCTED FROM THE DEPOSIT WHERE APPLICABLE):		
FINAL INSPECTION At the conclusion of the tenancy a charge will be made to carry out the final inspection.	UNFURNISHED	FURNISHED
Studio	60.00	75.00
1 bedroom	70.00	85.00
2 bedrooms	80.00	95.00
3 bedrooms	90.00	115.00
4 bedrooms	125.00	150.00
5+ bedrooms	150.00	175.00
ADMINISTRATION DEDUCTION An administration fee will be charged for the arrangement and facilitation of any works required (including, but not limited to, cleaning) following our findings at the final inspection as agreed with the Tenants at the conclusion of the tenancy, where applicable.	17.5%	