



MasonKnight is a member of Midlands Landlords Association, member of The Property Ombudsman, member of CMP, Client Money Protection Scheme and also a member of MyDeposit.

No admin fee / application fees

No inventory charges

No check - in or check out fee

Default Fees - A default fee is a payment that a tenant is required to make under a term of the tenancy agreement if they fail to perform an obligation or discharge a liability under or in connection with their tenancy, the default fee provisions below sets out a tenant's liability to pay a charge in a specified circumstance. The landlord or agent must demonstrate that the fee is reasonable by providing suitable written evidence to the person who is liable for the payments(i.e. invoices, receipts), the default fee is payable by the tenants within 14 days after the initial cost occurred.

Call-out charges (User error) - The reasonable cost of attendance of a contractor.

Call-out charges (User error) - Out of office hours - The reasonable cost of attendance of a contractor. (Prices vary depending on the hours)

Novation Agreement: Should the tenant need to withdraw from Tenancy Agreement earlier than the tenancy agreement end date, then the following charge will apply:

Change of sharer: £50, per tenant

Advertising a Room to Rent (does not include Novation charge): 50% of one month's rent, minimum £250

Holding deposit = 1 week's rent

Deposit = 5 weeks' rent

Professional Cleaning charges (applies to properties left unclean by tenants) From £15.00 per hour plus cleaning material.

General Maintenance charges (applies to properties damaged by tenants at end of tenancy) £30.00 per hour. For large jobs, two quotes obtained and lowest price charged.

Rubbish Removal charge(applies to rubbish left by the tenants in the property or on the ground of the property, not compliant with Local Council Waste & Recycling Rules during or at end of tenancy) £20.00 per bag.

Electrician and Gas Engineer charges (applies to properties damaged by tenants at end of tenancy) From £35.00 per hour. For large jobs, two quotes obtained and lowest price charged.

Key replacement – if the tenants have lost key or broken the key, a default charge will apply, subject to reasonable charges from the contractors.

Default fees for other breaches of tenancy – The landlord/agent is entitled to recover any demonstrable costs associated with the breach, the landlord or agent must justify any fee charged by providing suitable written evidence.

Card charges - No card charges will be made for debit or credit cards for payments received from tenants within the European Economic Area (EEA). Additional transaction fees may apply for students outside the EEA

Missed appointments - (pre-arranged appointments only) if tenants have been given sufficient written notice prior of the appointments, a default fee will be payable for a missed appointment or refused entry without prior notice. The charge will be subject to reasonable charges or penalties from the contractors.