

NOVATION & RELET

Very sorry to hear that you are needing to leave your tenancy before the fixed date. You are responsible for the property until the end of the tenancy, however we are able to work with the landlord to support in releasing you from this responsibility. There are 2 options available to release in this situation.

Option 1: Full Buy Out £0 additional cost

This is the most straight forward but also the most expensive up front. You are able to release yourself from any responsibilities to the property for a full payment of remaining rent. This will be a one payment and immediate release.

Option 2: Standard Novation £50

This is where you find and replace yourself with a like for like tenant, that the landlord will pre-approve. This will only involve CityLets for standard paperwork. This is a £50 cost to cover the relevant paper work and checks for novation of your tenancy. This service includes and is limited to the following paperwork:

Tenancy creation Credit Checks Guarantor Form Guarantor Checks

These services are all conducted via online documents and do not require or include any face to face meetings or signing etc. If the tenant fails these checks or is not suitable, the charge may stand to cover costs incurred.

£50 one of charge to be paid prior to any novation documents being created. You will be required to conduct any viewings and also any move in and move out processes (unless prior to your own move in date, in this case we would conduct the move in and room prep services).

IMPORTANT

The tenant you find as a replacement needs to be like for like this means if you have a guarantor they will also need a guarantor and if you are a full time student or full time professional they will also need to match this criteria. If any questions about what criteria is needed to be matched please get in touch with the team.

Please understand that before any of the above are agreed, CityLets will need to obtain confirmation from the property owner. Please read through and decide which way forward works best for yourself.
