

Tenant's Fee Guide

Produced in accordance with the Tenants Fee Act 2019



Reservation/Holding Deposit

We require a 'Reservation/Holding Deposit' equivalent to one weeks rent. This entitles you to an exclusivity period of 15 days, at this time the property is marked as 'Under Offer' whilst your suitability for the property is assessed. On successful application, the 'Reservation Deposit' will form part of your 'Tenancy Deposit' on account.

Please note: This will be withheld if any relevant person (including a guarantor) withdraw from the tenancy, fail a Right to Rent check, provide false or misleading information, or fail to sign their tenancy agreement and/or Deed of Guarantee within 15 calendar days (or by any other deadline that has been mutually agreed in writing).

Tenancy Deposit

Equivalent to 5 weeks deposit, where the annual rent is under £50,000

Equivalent to 6 weeks deposit, where the annual rent exceeds £50,000

A no-deposit scheme may be advertised or made available, subject to the agreement of the landlord

Please note: This covers damages and defaults on the part of the tenant during the tenancy.

Lost Keys, Security Devices & Permits

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant. A charge of £15 per hour (inc. VAT) will apply for the time/costs incurred in replacing/remediating lost key(s) or other security device(s).

Late Rent

Interest at 3% above the Bank of England Base Rate will be charged for Late Rent from the Rent Due Date until paid in order to pursue non-payment of rent. This will not be levied until the rent is more than 14 days in arrears.

Contract Variations (Tenant's request)

You may add or remove an individual or a pet from the tenancy with an administration fee of £50 per person, subject to the landlord's agreement. This covers costs associated with gaining landlords instructions and document creation and execution.

Early Termination (Tenant's request)

In leaving the tenancy contract early you will be liable for the landlords re-letting costs (agents fees to re-let) and also remain liable for the rent due under the tenancy until the new tenant's agreement commences. These costs will be no more than rental amount outstanding on the remained of your tenancy term.

All fees stated are inclusive of VAT where applicable.