

TENANT FEES SCHEDULE (UK Letting Law Compliant)

Holding Deposit (per tenancy) – Up to one week’s rent

This is paid to reserve the property.

Please note: The holding deposit may be retained if any relevant person (including a guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides false or misleading information that materially affects their application, or does not sign the tenancy agreement (and/or any required Deed of Guarantee) within 15 calendar days, or by any other deadline for agreement mutually agreed in writing.

Security Deposit – Up to five weeks’ rent

A security deposit is held to cover any loss, damage, or breach of the tenancy agreement attributable to the tenant during the tenancy.

Unpaid Rent

Interest may be charged at 3% above the Bank of England Base Rate, calculated from the date the rent was due until the date it is paid.

Please note: Interest will not be applied until the rent is at least 14 days overdue.

Lost, Replacement or Additional Keys / Security Devices

Tenants are liable for the actual cost of replacing any lost key(s) or security device(s). If the loss results in locks needing to be changed, the tenant will be responsible for the cost of the locksmith, new lock(s), and additional keys required for the tenant, landlord, and any other relevant parties.

A charge of £15 per hour may be applied for the landlord or agent’s time in arranging or carrying out the replacement.

Variation of Contract (at Tenant’s Request) – £50

A fee of £50 (or reasonable costs if higher) may be charged to cover the costs of obtaining the landlord’s instructions and preparing and issuing a revised tenancy agreement or related legal documents.

Change of Sharer (at Tenant’s Request) – £50 per replacement tenant

A fee of £50 (or reasonable costs if higher) may be charged for processing the change. This includes referencing the new tenant, carrying out Right-to-Rent checks, updating deposit registration, and preparing and issuing new legal documents.

Early Termination (at Tenant's Request)

If a tenant requests to end their tenancy early, they must obtain the landlord's consent. The tenant will be liable for the landlord's reasonable costs associated with re-letting the property, as well as the rent due under the tenancy until the start date of the new tenancy. These costs will not exceed the total rent outstanding under the original tenancy agreement.

Damage to the Property During the Tenancy

Tenants will be charged the reasonable and evidenced cost of repairing or replacing any item or part of the property damaged during the tenancy, beyond fair wear and tear