

Tenants Fees Schedule

Holding Deposit (per tenancy)	<p>One week's rent. This is to reserve a property.</p> <p>Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).</p>
Tenancy Deposit (per tenancy)	<p>Five weeks' rent (Rent below £50,000 per year) Six weeks' rent (Rent above £50,000 per year)</p> <p>The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act.</p>
Rent	<p>The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period.</p>
Rent in advance of move in date	<p>Rent is payable following signing of the tenancy agreement and in accordance with the agreed tenancy terms. For tenancies entered into on or after 1 May 2026, no more than one month's rent may be requested in advance.</p>
Late Payment of Rent	<p>Interest may be charged on unpaid rent if it remains outstanding for more than 14 days. Interest will be charged at a maximum of 3% above the Bank of England Base Rate from the date the rent became due until payment is made.</p>
Lost Key(s) or other Security Device(s)	<p>Tenants are liable for the actual cost of replacing any lost keys or security devices. If the loss results in locks needing to be changed, or replacement security devices being issued, the tenant will be charged the reasonable cost of a locksmith or security engineer, new lock and replacement keys/devices for all relevant parties.</p>
Variation of Contract (Tenant's Request)	<p>£50 (inc. VAT) per agreed variation.</p> <p>To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.</p>
Change of Sharer (Tenant's Request)	<p>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</p> <p>To cover the costs associated with taking landlord's instructions, tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documents.</p>
Early Termination (Tenant's Request)	<p>Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.</p>

This fees schedule applies only to Assured Periodic Tenancies (APTs) in England from 1st May 2026, in line with the Tenant Fees Act 2019 and the Renters' Rights Act 2025.

Client money protection (CMP) is provided by
safeagent



Independent redress is provided by
The Property Ombudsman



These fees are subject to change. Effective from 1st May 2026.