

Tenant Fees

All prices are inclusive of VAT

Service	Fee (inc. VAT)
Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. If you decide not to proceed (including any relevant person withdrawing from the tenancy), fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other deadline agreed in writing), this will be withheld.
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Rent in Advance	One month's rent payable in advance on the commencement date of the tenancy (or as otherwise agreed in writing).
Late Rent Payment	Interest at 3% above the Bank of England Base Rate from the date rent is due until paid, in accordance with the Tenant Fees Act 2019.
Lost Key(s) or other Security Device(s)	You will be liable for the actual cost of replacing any lost key(s) or other security device(s). If locks need to be changed, or specialist keys are required, there will be a charge of £15 per hour (inc. VAT) for the time taken to replace the item(s), in addition to the cost of the replacement(s).
Variation of Tenancy (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking the landlord's instructions and the preparation and execution of any legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant (or any higher reasonable costs incurred). To cover the costs associated with taking the landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration (where applicable) and the preparation and execution of any legal documents.
Early Termination (Tenant's Request)	You will be liable for the landlord's reasonable 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 not usually exceed the total rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees or your legal rights.