

TENANT FEES SCHEDULE



New Assured Shorthold Tenancies (ASTs)
Signed on or after 1 June 2019

Holding Deposit (per tenancy)

One week's rent. This reserves the property. Non-refundable if:

- Any applicant or guarantor withdraws
- Right-to-Rent check fails
- False/misleading information is provided
- Tenancy agreement is not signed within 15 days (or agreed deadline)

Security Deposit (per tenancy)

Rent under £50,000/year – Five weeks' rent

Rent £50,000 or over/year – Six weeks' rent

Covers damages or tenant defaults during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England base rate from day 15 of arrears until paid.

Lost Key(s) / Security Device(s)

Tenants are liable for the cost of replacing keys/devices. If locks are changed, actual locksmith costs, new locks, and replacement keys will be charged. Additional labour: £15/hour (inc. VAT).

Variation of Contract (Tenant Request)

£50 (inc. VAT) per agreed variation to cover administrative and legal preparation costs.

Change of Sharer (Tenant Request)

£50 (inc. VAT) or reasonable higher cost. Covers referencing, Right-to-Rent checks, legal documents, etc.

Early Termination (Tenant Request)

Tenant liable for landlord's re-letting costs and all rent due until a replacement tenancy starts. Charges will not exceed total outstanding rent on the tenancy.

Please speak to a member of staff if you have any questions about our fees

