

TENANT FEES

ASSURED SHORTHOLD TENANCIES (ASTS)

Holding Deposit (per tenancy) — One week's rent.

This is to reserve a property. 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).

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.

Unpaid Rent

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

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Lost Key(s) or other Security Device(s)

Tenants are liable to 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 any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

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.

TENANT FEES

NON-HOUSING ACT TENANCIES (INCLUDING COMPANY LETS AND HIGH-RENT TENANCIES)

Below is a summary of our standard fees applicable to tenancies that fall outside the Housing Act 1988.

Holding Deposit

One week's rent — This is required to reserve the property. It will be offset against the first month's rent upon move-in. This is non-refundable if the tenant or guarantor withdraws, fails referencing, or provides misleading information.

Tenancy Setup Fee

£300 (inc. VAT) per tenancy — Covers referencing, identity and credit checks, drafting and executing the tenancy agreement, and processing move-in documents.

Security Deposit

Typically equivalent to six weeks' rent — Held to cover any damages, unpaid rent, or breaches of the tenancy. The exact amount may vary depending on the terms of the agreement.

Renewal Fee

£150 (inc. VAT) per tenancy — Applies if the tenancy is renewed or extended beyond the original term.

NON-HOUSING ACT TENANCIES (INCLUDING COMPANY LETS AND HIGH-RENT TENANCIES)

Amendment Fee

£75 (inc. VAT) — Charged for amending terms in the tenancy agreement at the tenant's request after the contract is signed.

Change of Occupant

£250 (inc. VAT) per person — To cover the cost of referencing, redrafting agreements, and informing the landlord.

Early Termination

If the tenant terminates the tenancy before the end of the agreed term (with the landlord's consent), they will be liable for rent until a suitable replacement tenant is found and commences their tenancy, in addition to any associated costs for re-marketing, administration, and any reasonable losses incurred by the landlord as a result of the early termination.

Unpaid Rent

Interest at 3% above the Bank of England base rate from the due date until paid, if more than 14 days late.

Lost Keys or Access Devices

Tenants are responsible for the cost of replacement. If locksmith services are required, the tenant will also be charged for time and materials.