

TENANT PERMITTED CHARGES IN COMPLIANCE WITH THE TENANT FEES ACT 2019

Holding Deposit (Per Tenancy)	One week's rent, based on Rental Amount
Please note that this can be retained by the agency for the below reasons: Decide not to rent the property Mislead the Landlord and/or Agency (i.e. fail to disclose adverse credit such as CCJs etc) Fail a Right to Rent Immigration Check	
Security Deposit (Rent less than £50,000 PA)	Five week's rent, based on Rental Amount
This covers damage or default caused by the tenant during the tenancy	
Security Deposit (Rent more than £50,000 PA)	Six week's rent, based on Rental Amount
This covers damage or default caused by the tenant during the tenancy	
Lost Key(s) or Security Device(s)	Reasonable Costs
Tenants are responsible for the cost of replacing any lost key(s) or security device(s). If the loss results in locks needing to be changed, costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.	
Changes to a Tenancy Agreement (Tenant Request)	£50.00 including VAT
Including: Permission for Pets Change of tenant, removal or addition of a tenant(s) Any amendments which alter the obligation of the Tenancy Agreement	
Late unpaid rent	Charges as per your Tenancy Agreement
Early Termination of Tenancy (Tenant Request)	
Should the tenant wish to end their fixed term tenancy early, they will be liable for the re-letting the property, as well as covering the rent due under the tenancy until the start of the replacement tenancy. The total shall cost no more than the total amount of rent remaining on the tenancy.	
Company Lets	
Initial Application and Referencing Fee	£250.00 Plus VAT
Abort/Withdrawal Fee	£250.00 Plus VAT
Renewal Fee/Producing New Contract	£125.00 Plus VAT
Deposit	1.5 Months Rent
Early Termination	£125+VAT; Plus Landlords Re-letting Fee & rent due until start of new tenancy
Check Out	£125.00 Plus VAT