



Tenant Fees Schedule (under Tenant Fees Act 2019)

The following schedule applies to New Assured Shorthold Tenancies (ASTs) that are signed on or after 1 June 2019:

Holding Deposit (per tenancy)	One Week's Rent. This will be taken to reserve a property. If the application is successful, then this deposit will form part of the first monthly rent payment. It is refundable in some circumstances but it is important to note that it will be withheld in the following circumstances: if the relevant person (including any guarantor or guarantors) withdraws from the tenancy; fails a Right to Rent check; provides significant false or misleading information; fails 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 where rent is under £50,000 per year)	Five Weeks' Rent. This is to cover damages or defaults on the part of the tenant during their tenancy.
Security Deposit (per tenancy where rent is £50,000 or over per year)	Six Weeks' Rent. This is to cover damages or defaults on the part of the tenant during their tenancy.
Unpaid Rent	Interest to be charged at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent (not before the rent is more than 14 days in arrears).
Loss of Key(s) or other Security Devices	Tenants are liable for the actual cost of replacing lost key(s) or other security device(s). If loss necessitates the changing of locks, Tenants are liable for the actual costs of a locksmith, new lock and replacement keys for tenant(s), landlord and other persons requiring keys.
Variation of Contract (at Tenant's Request)	£50 inc. VAT per agreed variation. This is to cover the costs associated with taking landlord's instructions, as well as preparation and execution of new legal documents.
Change of Sharer (at Tenant's Request)	£50 inc. VAT per replacement tenant. This is to cover the costs associated with taking landlord's instructions, as well as preparation and execution of new legal documents, including referencing and Right to Rent checks.
Early Termination (at Tenant's Request)	The Tenant shall be liable for the landlord's reasonable costs in re-letting the property as well as all rent due until the start date of the replacement tenancy. Costs will not exceed the maximum amount of rent outstanding.