

TENANT FEES

Assured Periodic Tenancy (APT)

Before you move in:

Holding Deposit (per tenancy) - Equivalent to one week's rent, to reserve a property. This will be offset against the first month's rent or tenancy deposit, as agreed.

Security Deposit (if the rent is under £50,000 per annum) - Equivalent to five weeks rent.

Security Deposit (if the rent is between £50,000 and £100,000 per annum) - Equivalent to six weeks rent

The security deposit paid by the tenant will be protected by one of the government approved tenancy deposit schemes and will be returned in accordance with the terms of your tenancy agreement

During your tenancy:

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 reasonable costs incurred if higher. Includes referencing, Right to Rent checks, deposit registration and legal documentation.

Early Termination (Tenant's Request) - If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlord's reasonable costs. Under an Assured Periodic Tenancy, then the landlord can charge a fee if their tenant does not give the correct amount of notice. The usual amount of notice is two months. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.

Rent - The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period.

Rent in advance of move in date - Rent is payable following signing of the tenancy agreement and in accordance with the agreed tenancy terms. For tenancies entered into on or after 1 May 2026, no more than one month's rent may be requested in advance.

Other Fees & Charges

Lost Key(s) or other Security Device Charge - The tenant is liable for replacing any key(s), fob(s) or other security device(s) which are lost or damaged during the tenancy. If the loss/damage results in locks needing to be changed then the cost of the locksmith, replacing the keys and all other costs associated will be charged to the tenant to include if the landlord needs these items replaced and other individuals where necessary.

Unpaid Rent - Interest at 3% above the Bank of England base rate will be charged daily. This will not be payable until the rent is more than fourteen days in arrears.

If you have any questions, please ask a member of our lettings team.



TENANT FEES

Non Housing Act Tenancies (Common Law & Company Tenancies)

Before you move in:

Holding Deposit (per tenancy) - Equivalent to two weeks' rent, this will reserve the property to allow the relevant paperwork, right to rent and referencing for the tenancy to be completed

Tenancy Agreement Fee - £250.00 (inc VAT). Drawing up the tenancy agreement and issuing the appropriate paperwork.

Reference Fee - £48.00 (inc VAT) per tenant or guarantor. Processing the application and referencing.

Deposit - Equivalent to six weeks' rent (unless otherwise agreed). This may be returned at the end of the tenancy.

Pet Deposit - Equivalent to two weeks' rent in addition to your deposit (as listed above, unless otherwise agreed) to cover the added risk of property damage.

During your tenancy:

Amendment/Change of Tenant Fee - £500.00 (inc VAT) per agreed amendment - To cover the costs involved with drawing up the relevant documentation and issuing the appropriate paperwork. Any amendment to the tenancy agreement is subject to the Landlords written consent.

Ending your tenancy:

Inventory check out cost - For an inventory company to attend the property to undertake an updated Schedule of Condition based on the original inventory. Please note that this cost is dependent on the size of the property, furnishings and available inventory company.

Early Termination Fee - If you reach an agreement with your landlord to end your tenancy before the conditions in your tenancy agreement allow, you will be required to repay the pro-rata letting or renewal fee that the landlord has already paid in advance for the duration of the tenancy until the lawful termination date. Additionally, you may need to cover any reasonable costs the landlord incurs while re-letting the property. Please note that any early termination of the agreement is subject to the Landlords written consent.

Other Fees & Charges

Unpaid Rent - Interest at 4% above the Bank of England base rate will be charged daily. This will not be payable until the rent is more than fourteen days in arrears.

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