

Tenant Fees Schedule

Assured Shorthand Tenancies (ASTs)

Holding Deposit (per tenancy) – One week's rent.	Lost Key(s) or other Security Device(s)
This payment is intended to reserve the property. Please be aware that it may be retained if any prospective tenant or guarantor withdraws from the application, does not pass the Right to Rent check, provides information that is materially false or misleading, or does not complete the necessary agreements (including the tenancy agreement and/or Deed of Guarantee) within 15 calendar days, or by any other mutually agreed deadline in writing.	Tenants are liable for covering the actual cost of replacing any lost keys or security devices. Should the loss require a lock change, the associated expenses—such as locksmith services, a new lock, and replacement keys for all relevant parties (including the landlord & agent)—will be charged to the tenant. Where additional time is required to resolve the issue, a charge of £20 per hour (including VAT) will apply to cover the time involved.
Security Deposit (per tenancy. Rent under £50,000 per year) – Five weeks' rent.	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.	This covers damages or defaults on the part of the tenant during the tenancy.
Variation of Contract (Tenant's Request) – £60 (inc. VAT) per agreed variation.	Change of Sharer (Tenant's Request) – £60 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.	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.
Unpaid Rent	Early Termination (Tenant's Request)
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.	If a tenant chooses to end their tenancy early, they will be responsible for the landlord's reasonable costs associated with re-letting the property, along with the rent due under the tenancy until a new agreement begins. These costs will not exceed the total remaining rent owed under the original tenancy.

For any other queries, feel free to contact us about our fees.