

TENANT FEES

*Applicable to residential tenancies
commencing on or after 1st May 2026*



If you have any questions regarding these permitted payments, please contact a member of our team.

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 is held against any breach of the tenancy agreement, including damage beyond fair wear and tear or unpaid rent, subject to the terms of the tenancy agreement.

Security Deposit (per tenancy. Rent of or over £50,000 per year)

Six weeks' rent. This is held against any breach of the tenancy agreement, including damage beyond fair wear and tear or unpaid rent, subject to the terms of the tenancy agreement.

Utilities & Other Payments

Where applicable, tenants remain responsible for:

- Gas
- Electricity
- Water
- Council Tax
- TV Licence
- Telephone and Broadband services

Additional payments may apply where expressly permitted within the tenancy agreement.

Lost Keys or Security Devices

The actual cost of replacing any lost key or security device. Where additional attendance is required, reasonable associated costs may also be charged.

Variation of Contract (Tenant's Request)

£50 (including VAT) per agreed variation, or reasonable costs incurred where higher, if permitted by legislation.

Change of Sharer (Tenant's Request)

£50 (including VAT) per replacement tenant, or reasonable costs incurred where higher, if permitted by legislation.

Early Termination (Tenant's Request)

Where agreed by the landlord, the tenant will remain responsible for the landlord's reasonable costs in re-letting the property together with any rent due until a replacement tenancy commences.



Client Money Protection: www.propertymark.co.uk

Independent Redress: www.tpos.co.uk