

TENANT FEES





TENANT FEES 2026

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)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement mutually agreed in writing).

Security Deposit – five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Variation of Contract (Tenant's request) – £72 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.

Unpaid Rent interest – 3% above the Bank of England Base Rate from the 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.

Lost keys(s) or other security device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of locksmith, new lock, and replacement keys for the tenant, landlord, and any other persons requiring keys, will be charged to the tenant. If extra costs are incurred, there will be a charge of £50 inc VAT per house for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenant's request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.