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## TENANT FEES (IN LINE WITH THE TENANT FEE ACT 2019)

**Refundable holding deposit (per tenancy): equal to 1 week's rent** - This is to reserve a property. It will be withheld if any relevant person, including guarantors, withdraw from the tenancy, fail Right To Rent check, provide false or misleading information or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days of the agreement date

**A refundable tenancy deposit** - It's capped at no more than 5 weeks' rent where the annual rent is less than £50,000 or 6 weeks' rent where the annual rent is £50,000 or over

**1 month's rent** - Prior to moving into the property.

**Variation to or replacement of the tenancy agreement**, when requested by the tenant and agreed by the Landlord or Letting Agent - £50 + VAT or reasonable costs incurred if higher

**Interest for late rent payments** - Interest will be calculated from day to day at a rate of 3% above the Bank of England Base Rate from the rent due date. This won't be charged until the rent is more than 14 days in arrears

**Payment of Council Tax, Utilities, TV Licence, Phone, Internet, Cable TV and Satellite TV**

**Replacement keys** - £25 + VAT admin fee plus the cost of the replacement keys

**Replacement key fobs** - £25 + VAT admin fee plus the cost of the replacement key fobs

**Change of locks due to lost keys** - £25 + VAT admin fee plus the cost of the locksmith, new lock, replacement keys for the Landlord, Letting Agent and any other person requiring a key

**Early Termination of Tenancy (Tenant's request)** - liable for the Landlord's cost in re-letting the property calculated on a pro-rata basis as well as all rent due under the tenancy until the start date of the replacement tenancy