

Tenant Fees



New Assured Shorthold Tenancies (ASTs) signed on or after 1 June 2019

Holding Deposit (per tenancy)

One week's rent.

This is to reserve a property.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

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.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Lost Key(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 extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation.

Change of Sharer (Tenant's Request)

£50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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 fees are in line with the Tenant Fees Act 2019. Please ask a member of staff if you have any questions.

Non-Assured Shorthold (AST) Tenancies / Licences

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property.

Security Deposit (per tenancy) **Six weeks' rent or eight weeks' rent if there are pets.** This covers damages or defaults on the part of the tenant during the tenancy.

Tenancy Agreement Fee (per tenancy) £300 Inc. VAT

Tenant Referencing Fee per Tenant) £240 Inc. VAT per tenant

Guarantor Referencing Fee (per Guarantor) £240 Inc. VAT per guarantor

Tenancy Renewal Fee (per tenancy) £300 Inc. VAT

Inventory Checkout fees

Property Size	Furnished	Unfurnished
Studio	£110 Inc. VAT	£100 Inc. VAT
1 Bedroom	£140 Inc. VAT	£120 Inc. VAT
2 Bedroom	£160 Inc. VAT	£140 Inc. VAT
3 Bedroom	£190 Inc. VAT	£170 Inc. VAT
4 Bedroom	£220 Inc. VAT	£200 Inc. VAT
5 Bedroom +	£POA	£POA

Tenant protection

Living Space Estate Agents are a member of the Property Ombudsman Redress Scheme and the Safe agent Client Money Protection Scheme.

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