

## Tenant Fees Information

In accordance with the Tenant Fees Act, we outline below the permitted tenant fees applicable to tenancies handled by our agency:

- Rent:** Charged at regular intervals and usually evenly spread across the tenancy term. Any rent increase in the first year requires tenant agreement or must be part of a rent review clause in the tenancy agreement.
- Tenancy Deposit:** A refundable security deposit, capped at a maximum of five weeks' rent if the annual rental income is below £50,000, or six weeks' rent if above this threshold. The deposit is held in a government-approved deposit scheme within 30 days of receipt to protect your funds.
- Holding Deposit:** We require a refundable holding deposit of no more than one week's rent to reserve the property while we conduct necessary reference checks. The holding deposit will be refunded if the landlord decides not to proceed or fails to meet the agreed deadline. However, we may retain the holding deposit if the tenant provides false or misleading information affecting their suitability, withdraws from the application, or fails a legally required "Right to Rent" check.
- Assignment, Novation, or Variation of Tenancy Fees:** If you request a change to the tenancy (e.g., adding a new tenant), a charge of up to £50 may apply, or the reasonable costs incurred if higher. Supporting documentation of these costs is available upon request.
- Early Termination Fee:** If you wish to terminate your tenancy early, fees are limited to the landlord's actual loss due to the early termination, typically covering the rent expected for any void period until a new tenant is found.
- Default Fees:** Charges may apply for replacing lost keys or other security devices, capped at the cost incurred. For late rent payments, interest may accrue at a maximum of 3% above the Bank of England base rate after 14 days overdue.
- Utility and Council Tax Payments:** Responsibility for utility bills, council tax, and communication services remains with the tenant unless otherwise stipulated within the rental agreement.

For further questions, please contact our team directly at 02039294379. We are committed to transparency and compliance, ensuring a fair and clear rental process for all tenants.