

## Tenant Fees Price List (England)

### Permitted Payments

Under current legislation, tenants can only be charged the following:

#### 1. Rent

- As agreed within the Tenancy Agreement.
- 

#### 2. Tenancy Deposit (Security Deposit)

- **Up to 5 weeks' rent** (where annual rent is below £50,000)
  - **Up to 6 weeks' rent** (where annual rent is £50,000 or above)
- 

#### 3. Holding Deposit

- **Maximum 1 week's rent**
  - This reserves the property while referencing is undertaken.
  - It will be:
    - Offset against the first month's rent or tenancy deposit, or
    - Retained only in permitted circumstances (e.g. false/misleading information, failure to proceed)
- 

#### 4. Default Fees (Permitted Only in Limited Circumstances)

##### Late Payment of Rent

- Charged at **3% above the Bank of England base rate**
- Applied only after rent is **more than 14 days overdue**

##### Lost Keys / Security Devices

- Charged at **£8.50 per key**
  - Evidence of cost will be provided for other Security Devices when required
- 

#### 5. Changes to the Tenancy (Tenant Request)

- **Up to £50 (including VAT)** per agreed variation  
*(or higher if reasonable costs can be demonstrated)*
-

## 6. Utilities, Communication & Council Tax

- Tenants remain responsible for:
    - Gas, electricity, water
    - Council Tax
    - TV licence
    - Broadband / telephone services  
*(unless otherwise stated in the tenancy agreement)*
- 

### Prohibited Fees

The following are **not permitted** under law:

- Referencing fees
  - Administration fees
  - Inventory fees (charged to tenants)
  - Check-in / check-out fees
  - Renewal fees
- 

### Client Money Protection & Redress

We are members of:

- **Client Money Protection Scheme:** TDS
  - **Redress Scheme:** The PRS
- 

### Important Information

This list complies with the **Tenant Fees Act 2019**. Any fees not listed above are not chargeable to tenants.