

Tenant Fees

Holding deposit

Not more than 1 week's rent to reserve a property. **Please note:** This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Guarantor's Agreement) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

Security Deposit

Not more than five week's rent. This covers damages or defaults of the tenant during the tenancy (Six week's rent if the rent is over £50,000 per year).

Lost Keys or other Security Devices

Tenants are liable to the actual cost of replacing lost keys or other security devices.

Variation of Contract (Tenant's Request)

£50 (inc VAT) per agreed variation.

Change of Sharer (Tenant's Request)

£50 (inc VAT) per replacement tenant.

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 the 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.