

Tenant Information – including Tenant Fees

Holding Deposit - One week's rent - to reserve a property.	This will be refundable unless: the applicant withdraws from the tenancy, fails a Right-to-Rent check, provides materially false or misleading information, or fails to sign their tenancy agreement within 15 calendar days (or other deadline as mutually agreed in writing).
Deposit- Rent under £50,000 - Five weeks' rent	This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.
Deposit – Annual rent of £50,000 or over - Six weeks' rent	This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.
Late payment of rent	Interest at 3% above the Bank of England Base Rate for late payment of rent (i.e. more than 14 days overdue) from the due date until paid.
Lost Key(s) or other Security Device(s)	Tenants will be liable for the actual cost of replacing lost keys or other security device.
Variation of Contract - (Tenant's Request) including a request for a change of sharer	To cover the costs of taking landlord's instructions and preparation of new contract capped at £50.00 or reasonable costs if higher.
Early Termination - (Tenant's Request)	Following the request of an early termination to the tenancy the tenant shall be liable to the landlord's/agent's reasonable costs in re-letting the property (including the rent due) until the start date of the replacement tenancy.

- An Agent is a member of the [Client Money Protection](#) scheme giving you the peace of mind that comes with this government approved protection.
- An Agent is a member of the government approved redress scheme – [the Property Ombudsman](#) that provides redress in the unlikely event of a dispute being unable to be resolved.