



# Land & Property Tenancy Fees

## STANDARD FEES

### RENT

Regular rent payable as stated in your tenancy agreement.  
Maximum / example charge: As per tenancy agreement.

### HOLDING DEPOSIT

A refundable payment to reserve a property. Deducted from the first rent payment once tenancy starts. May be retained if you withdraw, provide false info or fail referencing.  
Maximum / example charge: Up to one week's rent.

### TENANCY DEPOSIT (SECURITY DEPOSIT)

Refundable at the end of the tenancy, held in a government-approved scheme.  
Maximum / example charge: Up to five weeks' rent if the annual rent is less than £50,000. Up to six weeks' rent if the annual rent is £50,000 or more.

### VARIATION OF CONTRACT

To cover reasonable costs for changes requested by the tenant (e.g. change of name, adding a tenant, permission for pets)  
Maximum / example charge: Capped at £50 including VAT or higher if reasonable costs are proven.

### EARLY TERMINATION

If you wish to end your tenancy early, you'll be responsible for the landlord's reasonable costs to re-let the property and any loss of rent.  
Maximum / example charge: Actual costs incurred, not exceeding the landlord's loss.

## UTILITIES

### **UTILITIES AND OTHER SERVICES**

Unless included in the rent, tenants are responsible for utility bills and services.

Maximum / example charge: Gas, electricity, water, sewerage, council tax, TV licence, broadband, phone line.

## PENALTY FEES

### **LATE RENT PAYMENT**

Interest charged if rent is more than 14 days late.

Maximum / example charge: 3% above the Bank of England base rate, calculated daily.

### **LOST KEY / SECURITY DEVICE**

Replacement of lost keys, key fobs or security devices, including reasonable call-out costs if required.