

Holding Fee: From 1st June 2019, Landlords and Letting Agents in England have the right to request a 1 Weeks Holding Deposit in order to reserve a property for an applicant. This is calculated by dividing the Annual Rent by 52 (weeks). The Letting Agent/Landlord has the right to not refund the Holding Fee should a Tenancy not proceed if the applicant has provided false or misleading information resulting in a failed application, the tenant decides not to proceed or exceeding the agreed dead line for the Tenancy commencing.

Tenant's Deposit: From 1st June 2019, Landlords in England are limited to the equivalent of 5 weeks Rent as a Deposit for any new or renewed tenancies. This is calculated by dividing the Annual Rent by 52 (weeks) and then multiplying by 5. This will be required to be paid prior to the Tenancy commencing and is subject to satisfactory references.

Fee	Cost
Default Late Rent Payment Fee	This is chargeable from 14 days of the first rental arrears. The interest is calculated at 3% above the Bank of England base rate on the late payment of Rent for each day the payment remains outstanding.
Loss of Key(s) or other Security Devices	Should a Key or Security Device be lost, the Letting Agent or Landlord can charge a Fee to cover the cost of replacing the Key or Security Device. (E.g. a Fob to enter a private underground Car Park).
Changes to the Tenancy Agreement	£50.00 inclusive of VAT If a tenant requests to amend any aspects of the Tenancy Agreement (E.g. adding another Tenant), and if the landlord agrees, the Agent/Landlord will apply a charge.
Early Termination of Tenancy Agreement	£360.00 inclusive of VAT Should the tenant wish to terminate their Tenancy prior to the end of the Contract, and if the landlord agrees, the Tenant will be responsible to pay the costs incurred by the Landlord for remarketing the property, and to continue to pay the Rent, Utilities and all associated costs/obligations in relation to the normal renting of the property up until 1 day prior to a new tenancy commencing.
Company Reference	£250.00 inclusive of VAT Should the application be referenced under the name of a Company.