



### **Tenant's Fees – July 2025**

Should you have any questions in relation to the below then please contact us and we will provide you with all of the information that you may require.

#### **Assured Shorthold Tenancies (AST) – the majority of tenancies.**

<i>Holding Deposit:</i>	Equivalent to one week's rent (held for maximum of 14 days).
<i>Rent In Advance:</i>	Rent is paid in advance – equivalent to one month's rent.
<i>Tenancy Deposit:</i>	If rent is less than £50,000 per annum – equivalent to 5 weeks rent. If rent is more than £50,000 per annum - equivalent to 6 weeks rent.
<i>Tenancy Swap:</i>	£50 (inclusive of VAT).
<i>Variation to Tenancy:</i>	£50 (inclusive of VAT) if at the tenant's request & the landlord is agreeable.
<i>Early Termination Costs:</i>	Equivalent to the all the Landlord's costs, including all fees, to place a new tenant in the property.
<u>During the tenancy:</u>	Lost Keys/Fobs/Other Security Devices: Cost of replacement for all parties.  Late Rent: If after 14 days, 3% chargeable over the BoE Base Rate.



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**Non- Assured Shorthold Tenancy/Common Law Tenancies.**

<i>Holding Deposit:</i>	Equivalent to two week's rent.
<i>Rent In Advance:</i>	Rent is paid in advance – equivalent to one month's rent.
<i>Tenancy Deposit:</i>	Equivalent to 6 weeks rent.
<i>Tenancy Agreement Fee:</i>	£240 (inclusive of VAT).
<i>Reference Fee per Tenant:</i>	£48 (inclusive of VAT).
<i>Right to Rent Check:</i>	£24 (inclusive of VAT).
<i>Tenancy Swap:</i>	Will require a new Tenancy Agreement – as Tenancy Agreement Fee.
<i>Variation to Tenancy:</i>	Will require a new Tenancy Agreement – as Tenancy Agreement Fee..
<i>Early Termination Costs:</i>	Equivalent to the all the Landlord's costs, including all fees, to place a new tenant.
<u>During the tenancy:</u>	Lost Keys/Fobs/Other Security Devices: Cost of replacement for all parties.  Late Rent: (i) If after 14 days, 3% chargeable over the BoE Base Rate; (ii) Charge of £24 (inclusive of VAT).