

Permitted Payments (Tenants)



Purple Circles
SALES | LETTINGS | PROPERTY MANAGEMENT

The Tenant Fee Act bans most lettings fees and caps tenancy deposit paid by tenants in the private rented sector in England. The ban on tenant fees applied to new or renewed tenancy agreements signed on or after 1 June 2019.

PERMITTED PAYMENT FOR ASSURED SHORTHOLD TENANCIES (AST'S)

Here is a list of our current permitted payments before, during and after a tenancy.

Holding deposit (per tenancy). Capped at no more than one week's rent.

A holding deposit is required to reserve the property to proceed an application. This is capped at no more than 1 week's rent. Please note: the holding deposit 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 (and / or Deed of Guarantee) within 15 calendar days (or other Deadlines for Agreement as mutually agreed in writing).

Refundable Security deposit - (Per tenancy)

A refundable tenancy deposit capped at no more than 5 weeks' rent where the total amount is less than £50,000, or 6 weeks rent where the total annual rent is £50,000 or above.

Rent payments

The payment of rent is a permitted payment.

Unpaid rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other security device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenants. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 (inc. VAT) per agreed variation

To cover the cost associated with taking landlord's instruction as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50.00 (inc. VAT) per replacement tenant or any reasonable cost incurred if higher.

This fee will be charged to cover any costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

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 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.

Our Client Money Protection is currently provided by 'ARLA PropertyMark'.