

SCHEDULE OF OUR FEES

Compliant with the Tenant Fees Act 2019 and the Renters' Rights Act 2025

Fee Type / Cap	Detailed Legal Breakdown & Conditions
Holding Deposit (Per Tenancy)	One week's rent. This is paid to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (Per Tenancy)	Five weeks' rent (where annual rent is under £50,000) or Six weeks' rent (where annual rent is £50,000 or over). This covers damages or defaults on the part of the tenant during the tenancy. Caps are strictly calculated in accordance with statutory thresholds based on the total annual rent of the tenancy..
Unpaid Rent	Interest at 3% above the Bank of England Base Rate. Chargeable from the Rent Due Date until paid in full in order to pursue non-payment of rent. Please Note: This interest will not be levied or compounded until the outstanding rent has been in arrears for more than 14 consecutive days.
Lost Key(s) or Other Security Devices	Actual verified cost of replacement. Tenants are liable for the exact cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a professional locksmith or our in-house maintenance team, new lock mechanisms, and replacement physical keys for the tenant, landlord, and any other affected parties requiring access will be charged directly to the tenant. All costs must be supported by transparent, written evidence (such as an itemised supplier invoice or internal material/labour log). No administration fees or profit markups are permitted.
Variation of Contract (Tenant's Request)	£50 (inclusive of VAT) per agreed variation. To cover the administrative costs and time associated with altering the tenancy terms, as well as the preparation, review, and execution of updated legal documents or addenda.
Change of Sharer (Tenant's Request)	£50 (inclusive of VAT) per replacement tenant, or any reasonable costs incurred if higher. To cover costs associated with processing new tenant referencing, mandatory Right-to-Rent checks, official deposit re-registration, and preparing the revised tenancy paperwork. Any charge requested above £50 must be accompanied by full, transparent evidence of the precise extra costs incurred.



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Remedying Default & Property Damage	Actual cost of repair or direct financial loss. The tenant is legally liable for the actual, reasonable cost of remedial works, call-outs, or missed appointments resulting directly from negligence, misuse, or failure to act reasonably by the tenant or their guests. Where works are completed by our in-house maintenance team, costs will be strictly capped at the direct cost of materials used plus the actual internal labour cost of the time taken to resolve the issue. An itemised invoice or internal cost breakdown will be provided to validate the exact loss incurred. No administrative surcharges or profit markups will be added.