



Estate Agents & Letting Agents

Tenant Fee's

Permitted Payments

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- * Holding deposits (a maximum of 1 week's rent).
- * Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above).
- * Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any reasonable costs).
- * Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs).
- * Utilities, communication services (e.g. telephone, broadband), TV licence and council tax.
- * Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate).
- * Reasonable costs for replacement of lost keys or other security devices.
- * Contractual damages in the event of the tenant's default of a tenancy agreement; and
- * Any other permitted payments under the Tenant Fees Act 2019.

Deposit Protection

We are members of The Deposit Protection Service and hold all our security deposits with them.

Our Agent Number: 1125151

Tenant Protection - Our Redress Scheme

We are members of the Property Redress Scheme (PRS).

Membership Number: PRS018339