

## Fees and Charges

We are committed to clear and transparent pricing. Below is a summary of our standard charges.

All fees are inclusive – VAT is not applicable.

## Tenant Fees

In accordance with the Tenant Fees Act 2019, we do not charge any fees to tenants except where permitted by law. The following payments may apply:

### Permitted Payments

**Late Rent Payment Fees:** Interest at 3% above the Bank of England base rate after 14 days of non-payment

**Lost Key or Security Device Replacement:** Charged at the cost of replacement plus any applicable call-out charge (evidence/receipts will be provided)

**Variation of Tenancy (At Tenant's Request):** £50 per agreed variation, or reasonable costs if higher

**Holding Deposit:** £150 (deducted from the first month's rent)

**Holding Deposit Policy:** The £150 holding deposit reserves the property and will be deducted from the first month's rent. It may be withheld if the applicant:

- Withdraws from the tenancy
- Fails a right to rent check
- Provides false or misleading information
- Fails to take reasonable steps to enter into the tenancy agreement.

If the tenancy does not proceed for reasons outside the applicant's control, the deposit will be refunded in full