

## Permitted Payments

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In addition to paying rent, tenants may be required to make certain permitted payments, in accordance with the Tenant Fees Act 2019.

### Holding Deposit (maximum one week's rent)

Paid to reserve the property while referencing and pre-tenancy checks are completed. This may be deducted from the first month's rent or tenancy deposit, where permitted by law.

### Tenancy Deposit (Security Deposit)

Capped at five weeks' rent (or six weeks' rent where the annual rent exceeds £50,000). This is held to cover potential damages, cleaning or rent arrears at the end of the tenancy, in line with the tenancy agreement.

### Early Termination (Tenant's Request)

Payable if the tenant wishes to end the tenancy early. The tenant may be required to cover rent payable until a replacement tenancy begins, together with the landlord's reasonable re-letting costs. Any charges will not exceed the rent outstanding under the original tenancy agreement.

### Late Payment of Rent

Interest may be charged on overdue rent at up to 3% above the Bank of England base rate, where rent has been outstanding for 14 days or more.

### Variation of Tenancy (£50 maximum or reasonable costs)

Payable where a tenant requests a change to the tenancy agreement, such as adding or removing a sharer.

### Replacement of Lost Keys or Security Devices

Tenants are responsible for the reasonable costs of replacing lost keys, fobs or security devices, including locksmith charges where necessary.

### Contractual Damages

Payable where a tenant is in breach of the tenancy agreement, in accordance with its terms.

### Utilities

Payments for utilities such as electricity, gas, water, sewerage or other fuel, where applicable.

### Communication Services

Charges relating to services such as telephone, broadband, internet or cable or satellite television.

### TV Licence

Payable where a television licence is required.

### Council Tax

Payable to the local authority, unless stated otherwise in the tenancy agreement.

### Other Permitted Payments

Any other payments permitted under the Tenant Fees Act 2019 or related regulations.

All fees quoted are inclusive of VAT at the prevailing rate.