

Tenant Fees Schedule

Find Home UK Limited

Registered No: 10919136

Registered Office: 71-75 Shelton Street, London, England, WC2H 9JQ

In accordance with the Tenant Fees Act 2019

This document sets out the fees that may be payable by tenants for Assured Shorthold Tenancies (ASTs) in England.

Permitted Payments

1. Rent

Payable as agreed within the tenancy agreement.

2. Tenancy Deposit

(Held for the duration of the tenancy and protected in a Government-approved scheme)

Up to 5 weeks' rent where the annual rent is below £50,000

Up to 6 weeks' rent where the annual rent is £50,000 or above

This deposit covers damages or defaults on the part of the tenant during the tenancy.

3. Holding Deposit

(Used to reserve a property)

Maximum one week's rent

This will be put towards the first month's rent or tenancy deposit upon successful referencing.

It may be retained if the tenant provides false or misleading information, fails Right to Rent checks, withdraws, or fails to take reasonable steps to enter into the tenancy.

4. Default Fees (Permitted by Law)

Late Rent Payment

Interest may be charged on rent more than **14 days overdue** at **3% above the Bank of England Base Rate**, calculated daily until payment is made.

Lost Key or Security Device

Tenants are liable for the **actual cost of replacement**. If locks need replacing, tenants may also be responsible for the reasonable locksmith costs.

5. Variation, Assignment or Novation of Tenancy (Tenant's Request)

If the tenant requests a change to the tenancy (for example, change of sharer), a fee of **£50 (incl. VAT)** may be charged, or **reasonable costs if higher**.

6. Early Termination (Tenant's Request)

If the tenant wishes to leave before the end of the fixed term, they may be liable for the landlord's reasonable costs in re-letting the property, as well as rent due until a new tenancy starts. These costs will not exceed the loss suffered by the landlord.

We do **not** charge tenants for:

Referencing

Credit checks

Inventory fees

Check-in or check-out fees

Admin or contract fees

These charges are prohibited under the Tenant Fees Act 2019.

Client Money Protection: Propertymark Client Money Protection Scheme.

Redress Scheme: PRS – Property Redress Scheme

For any questions relating to tenant fees, please contact: info@letukhome.co.uk or 020 358 04220.

This fee schedule is effective from: 15 April 2024