

Tenant Fees Schedule

Applicable to new tenancies signed on or after 1 June 2019

Holding Deposit (Per Tenancy) - Equivalent to one week's rent

The holding deposit reserves the property exclusively for the applicant whilst references, Right to Rent checks, and tenancy documentation are completed.

The holding deposit may be retained in accordance with applicable legislation if an applicant (or guarantor):

- Withdraws from the tenancy application;
- Fails a Right to Rent check;
- Provides false, inaccurate, or misleading information;
- Fails to take all reasonable steps to enter into the tenancy agreement and/or guarantor agreement within 15 calendar days of paying the holding deposit, unless an alternative timescale has been agreed in writing.

For company or corporate tenancies, a non-refundable administration fee may be payable in place of a holding deposit.

Security Deposit

Rent under £50,000 per annum: Five weeks' rent

A tenancy deposit equivalent to five weeks' rent is required and will be protected in accordance with a government-approved tenancy deposit protection scheme. The deposit serves as security against any breach of the tenancy agreement, including damage to the property, unpaid rent, cleaning costs, or other losses arising from the tenant's failure to meet their contractual obligations.

Annual Rent of £50,000 or More

Deposit: Six Weeks' Rent

A tenancy deposit equivalent to six weeks' rent will be required for properties with an annual rent of £50,000 or more. The deposit is securely held in accordance with statutory tenancy deposit protection regulations and provides security against any breach of the tenancy agreement, including rent arrears, damage beyond fair wear and tear, or other tenant liabilities arising during the tenancy.

Late Rent Payments

Where rent remains unpaid for more than 14 days, the landlord reserves the right to charge interest on the outstanding amount at 3% above the Bank of England Base Rate. Interest will accrue from the original rent due date until payment is received in full.

This charge is applied in accordance with current tenancy legislation.

Lost Keys or Security Devices

Tenants will be responsible for the reasonable and evidenced cost of replacing any lost keys, key cards, fobs, access devices, or security equipment.

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Where replacement of locks is necessary, tenants will also be liable for the cost of locksmith services, replacement locks, and any additional keys required for relevant parties.

An administration charge of £15.00 per hour (including VAT) may apply for the reasonable time spent arranging and/or attending locksmith call-outs.

Tenancy Agreement Changes (Requested by the Tenant)

£50.00 (including VAT) per agreed variation

This fee covers the reasonable costs associated with obtaining the landlord's consent and preparing, updating, and issuing the necessary tenancy documentation.

Examples may include:

- Change of rent payment date
- Addition of a permitted pet (Pet Addendum)
- Change of tenant details
- Other amendments to the tenancy agreement requested by the tenant

All variations are subject to the landlord's approval and compliance with relevant legislation.

Early Termination of Tenancy (Requested by the Tenant)

Should a tenant wish to surrender their tenancy before the end of the required notice period and without serving the two months' notice stipulated under the Periodic Assured tenancy agreement, this may be considered subject to the landlord's written consent.

The tenant may be responsible for:

- The landlord's reasonable costs incurred in securing a replacement tenant; and Rent and any other contractual payments due under the tenancy until the earlier of:
- A new tenancy commencing; or The expiry of the applicable notice period.

Any charges will be limited to the landlord's actual financial loss and the reasonable costs incurred as a result of the early termination and will not exceed the amount of rent that would have been payable during the notice period.

Redress & Client Money Protection

Client Money Protection (CMP)

We are members of Client Money Protect, providing protection for client funds held by our business in accordance with industry regulations.

Independent Redress Scheme

We are members of The Property Redress Scheme (PRS), ensuring access to an independent service for resolving complaints should the need arise.

Questions About Our Fees?

If you have any questions regarding our fees or charges, our team will be pleased to assist.

Kings Langley Estates is committed to providing clear, transparent, and professional advice at every stage of your tenancy.