

Tenant fees schedule



APPLIES TO ASSURED TENANCIES IN ENGLAND

www.victormichael.com

In accordance with the Tenant Fees Act 2019, any charges beyond the permitted payments including rent, tenancy deposits, holding deposits, or specified default costs are unlawful and unenforceable.

In exceptional cases where costs arise directly from a tenant's actions, such as property damage or lost keys, we may recover these costs only to the extent of reasonable expenses actually incurred, with appropriate evidence. Routine administrative fees, check-out fees, application fees, and pet deposits are not permitted, ensuring a transparent and fair rental process for all tenants.

Holding Deposit

Equivalent of One Week's Rent

The holding deposit, agreed in advance, will be applied toward your first month's rent in line with the Tenant Fees Act 2019. The deposit may be refundable in certain circumstances; please contact us for further details.

Tenancy Deposit

In line with the Tenant Fees Act 2019, the tenancy deposit is capped at five weeks' rent for properties with an annual rent below £50,000, and six weeks' rent for higher-value tenancies. The deposit must be secured in a government-approved tenancy deposit scheme (TDS) and is refundable at the end of the tenancy, subject to any deductions for reasonable costs incurred as a result of the tenant's actions.

Lost Key(s)

In the event that keys, fobs, or security devices are lost or not returned at the end of the tenancy, the tenant may be required to cover the reasonable cost of replacement or necessary changes to locks. Any charges will reflect the actual expenses incurred and will be supported by evidence, in accordance with the Tenant Fees Act 2019, ensuring fairness and transparency.

CLIENT MONEY PROTECTION:



www.propertymark.co.uk

INDEPENDENT REDRESS:



www.tpos.co.uk

