

Tenant Fees

Tenant Fees Schedule

Holding Deposit (per tenancy) — One week's rent

This is to reserve a property. Please Note: The holding deposit will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

Should your application be successful the holding deposit will form a proportion of the first month's rent.

Once your offer is accepted, we ensure that no other applicant of Fisks London views the property.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent

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

Deposit replacement insurance

With the landlords agreement we will offer tenants an insurance backed deposit full details of which will be made available on request.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent

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

Permitted Tenancy Fees in line with the Tenant Fees Act 2019

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees ACT 2019.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, and new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher

You need to obtain written consent from the landlord before any changes can be made in the identity of the tenants or the occupants of the property. If a requested change is agreed by the landlord, Fisks London will undertake new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early this must be with the landlords consent. The tenant shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Please note that these charges do not apply when exercising an agreed break clause.

