

Tenant Fees- Permitted fees:

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposit (a maximum of 1 week's rent)

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above)

Payments to change a tenancy agreement eg. change of sharer - £50 or, if higher, any reasonable costs incurred.

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs)

Utilities, communication services (eg. telephone, broadband), TV licence and council tax

Interest payments for the late payment of rent - 3% above Bank of England's annual percentage rate.

Cost incurred for replacement of lost keys or other security devices

Contractual damages in the event of the tenant's default of a tenancy agreement

and

Any other permitted payments under the Tenant Fees Act 2019

Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: www.edwinthompson.co.uk or by contacting the agent directly on 017687 72988.