

TENANTS' SCALE OF FEES

Applies only to Assured Periodic Tenancies (APTs) in England from 1st May 2026 in line with Tenant Fees Act 2019 and Renters' Rights Act 2025

Security Deposit (per tenancy; applicable to annual rent of under £50,000)

This is capped at five weeks' rent and covers damages or defaults on the part of the tenant during the tenancy. It will be protected in a government-authorised tenancy deposit scheme – the Deposit Protection Service.

Example: Rent is £1000 per calendar month

$$1000 \times 12 / 52 \times 5 = £1153.84$$

Not including the pence, the deposit would be £1153

Late Payment of Rent

Interest may be charged on unpaid rent if it remains outstanding for more than 14 days. Interest will be charged at a maximum of 3% above the Bank of England Base Rate from the date the rent became due until payment is made

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

Tenants are liable for the actual cost of replacing any lost keys or security devices. If the loss results in locks needing to be changed, or replacement security devices being issued, the tenant will be charged the reasonable cost of a locksmith or security engineer, new lock and replacement keys/devices for all relevant parties.

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking the 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 reasonable costs incurred if higher. Includes referencing, Right to Rent checks, deposit registration and legal documentation.

Early Termination (Tenant's Request)

If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlord's reasonable costs. Under an Assured Periodic Tenancy, the landlord can charge a fee if their tenant does not give the correct amount of notice. The usual amount of notice is two months. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.

Please ask a member of the Hamilton Graham team if you have any queries about our Scale of Fees.

