

ACQUIRE.

TENANT FEES — ENGLAND

Tenant Fees Schedule

Applies to Assured Periodic Tenancies (APTs) in England

Under the Tenant Fees Act 2019, the payments below are the only charges we can ask a tenant to pay.

All assured shorthold tenancies automatically become assured periodic tenancies on or after 1 May 2026. This schedule reflects that change.

Fee or charge	What applies
Holding deposit (per tenancy)	One week's rent. This reserves the property. It will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days — or another Deadline for Agreement mutually agreed in writing.
Security deposit (rent under £50,000 / year)	Five weeks' rent. This covers damage or defaults by the tenant during the tenancy.
Security deposit (rent £50,000 or over / year)	Six weeks' rent. This covers damage or defaults by the tenant during the tenancy. Properties over £100,000 annual rent are not covered by the Tenant Fees Act 2019.
Rent	The rent will not be more than the advertised amount, and we will clearly explain what is included. Rent is payable at regular intervals, equally split across the tenancy. Rent cannot be paid before the tenancy agreement is signed.
Rent in advance	Up to one month's rent. We can ask for a maximum of one month's rent in advance, after the tenant and landlord have signed the tenancy agreement and before the tenancy start date.
Unpaid rent	Interest at 3% above the Bank of England base rate. Charged from the rent due date until paid, to pursue non-payment. This is not levied until the rent is more than 14 days in arrears.
Lost key(s) or security device(s)	Actual cost. Tenants are liable for the actual cost of replacing any lost key or security device. If the loss means locks must be changed, the actual cost of a locksmith, new lock and replacement keys (for the tenant, landlord and anyone else needing keys) will be charged to the tenant.
Variation of contract (tenant's request)	£50 (inc. VAT) per agreed variation. To cover taking the landlord's instructions and preparing and executing new legal documents.
Change of sharer (tenant's request)	£50 (inc. VAT) per replacement tenant, or any reasonable costs incurred if higher. To cover taking the landlord's instructions, referencing and Right-to-Rent checks for the new tenant, deposit registration, and preparing and executing new legal documents.
Early termination (tenant's request)	Two months' notice required. If the tenant wishes to end the tenancy, they must give two months' notice. If the tenant does not give the correct

Fee or charge	What applies
	notice, the landlord can charge up to the amount of rent they would have received had the correct notice been given.

These are the only permitted payments under the Tenant Fees Act 2019. We will not charge any other fees. If you have any questions about this schedule, please contact us on 0207 228 2629 or at info@acquireliving.co.