TENANT FEES SCHEDULE

In line with the Renters' Rights Act 2025

Pacey Wingent Dickson
INDEPENDENT PROPERTY AGENTS

www.pwdproperty.co.uk

From 1 May 2026 the Renters' Rights Act 2025 abolished Assured Shorthold Tenancies (ASTs). All tenancies are now **open-ended periodic assured tenancies** with no fixed term. Fees shown are permitted payments under the Tenant Fees Act 2019.

ASSURED TENANCIES

Holding Deposit (per tenancy)
One week's rent. To reserve a property. Please note: this is withheld if any relevant person (including any guarantor) withdraws, 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 other deadline agreed in writing). If the tenancy proceeds with satisfactory referencing, it goes towards the first month's rent.

Security Deposit (rent under £50,000 p.a.)
Five weeks' rent. Covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (rent over £50,000 p.a.)
Six weeks' rent. Covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from the rent due date until paid. Please note: not levied until rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable for the actual cost of replacing any lost key(s) or security device(s). If locks must be changed, the actual locksmith, lock and replacement-key costs for the tenant, landlord and any other key holders are charged. Additional time is charged at £15 per hour (inc. VAT).

Contract Variation (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 Tenant
£50 (inc. VAT) per replacement tenant, or any reasonable costs incurred if higher, to cover taking the landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration and preparing and executing new legal documents.

Ending the Tenancy
All assured tenancies are now periodic (open-ended) with no fixed term. A tenant may end the tenancy at any time by giving two months' written notice, ending on the last day of a rental period. Rent remains payable to the end of the notice period.

Pets
Tenants have the right to request to keep a pet and a landlord may not unreasonably refuse. For assured tenancies, no additional pet deposit is charged and pet insurance is not required.

COMPANY LETS & NON-ASSURED TENANCIES (in addition to the adjacent fees)

Administration Fee
£400 (inc. VAT) per tenancy. Tenant referencing (ID and Right-to-Rent checks, financial credit checks, employer/landlord references and other affordability information), contract negotiation, and arranging signing of the tenancy agreement.

Inventory Fees
See schedule on our website. Dependent on the number of bedrooms and/or size of the property and any outbuildings.

Accompanied Check-in Fees
£100 (inc. VAT) per tenancy. Attending the property to welcome the tenant(s) and test that all smoke alarms and carbon monoxide detectors are present and working. Subject to an approved inventory.

Pet Deposit
Additional security deposit of two weeks' rent to cover the added risk of property damage, protected with your security deposit in a government-authorised scheme and potentially returned at the end of the tenancy. Applies to company lets and non-assured tenancies only — not to assured tenancies.

Check-out Fees
See schedule on our website. Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating repayment of the security deposit.

Please ask a member of staff if you have any questions about our fees.