



Tenant Fees Schedule

Applicable to new tenancies signed on or after 1 June 2019

Holding Deposit (Per Tenancy) - Equivalent to one week's rent

This secures the property while referencing checks and tenancy agreement preparations are undertaken.

Please note: This deposit may be retained if any applicant (or guarantor) withdraws, fails a Right to Rent check, provides misleading or false information, or fails to sign the tenancy agreement (and/or guarantor agreement) within 15 calendar days (or an alternative deadline agreed in writing). For company lets, a non-refundable administration fee may apply instead of a holding deposit.

Security Deposit

Rent under £50,000 per year – Five weeks' rent

This deposit is held as protection against tenant breaches of contract, including damage or unpaid rent.

Rent of £50,000 or more per year – Six weeks' rent

This deposit is held as protection against tenant breaches of contract, including damage or unpaid rent.

Unpaid Rent

Interest charged at **3% above the Bank of England base rate** from the rent due date until payment is received.

This will not be charged until the rent is at least 14 days overdue.

Lost Keys or Security Devices

Tenants are liable for the **actual cost** of replacement. If lock changes are required, tenants will be charged for locksmith services, new locks and key copies for all necessary parties.

An additional charge of £15 per hour (inc. VAT) may apply for time spent organising or attending callouts.

Tenancy Agreement Changes (At Tenant's Request)

£50 (inc. VAT) per agreed variation.

Covers costs of obtaining landlord consent and updating legal documents (e.g. change of rent due date, pet addendum, etc.).

Early Termination (At Tenant's Request)

If a tenant wishes to leave before the end of their fixed term, they will be liable for:

- The landlord's reasonable costs to re-let the property, and the rent due until a new tenancy begins or the original term ends—whichever is sooner. *These costs will not exceed the total rent remaining on the tenancy.*

Redress & Client Money Protection

Client Money Protection: (Client Money Protect)

Independent Redress Scheme: (The Property Ombudsman)

If you have any questions about our fees, please contact a member of our team. We're here to help

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And so the
adventure
begins