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Schedule of Permitted Payments

For Tenants

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

Permitted Payment	Cap / Basis
Holding Deposit	Maximum of 1 week's rent.
Tenancy Deposit	Maximum of 5 weeks' rent where the annual rent is below £50,000, or 6 weeks' rent where the annual rent is £50,000 or above.
Changes to a Tenancy Agreement	e.g. change of sharer — capped at £50, or, if higher, any reasonable costs.
Early Termination of a Tenancy	Capped at the landlord's loss or the agent's reasonably incurred costs.
Utilities (where required)	Electricity, gas or other fuel, water, sewerage, communication services (telephone, internet, cable/satellite television), and TV licence.
Council Tax	Payable to the billing authority.
Interest on Late Rent Payment	Up to 3% above the Bank of England's annual percentage rate, for late payment of rent outstanding for 14 days or more
Lost Keys / Security Devices	Reasonable costs for replacement of lost keys or other security devices.
Contractual Damages	In the event of the tenant's default of a tenancy agreement.
Other Permitted Payments	Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

NO OTHER FEES OR CHARGES MAY BE REQUESTED FROM TENANTS UNDER THE TENANT FEES ACT 2019

This schedule reflects the requirements of the Tenant Fees Act 2019 and is provided for information only; it does not form part of any tenancy agreement.