



Lettings Direct – Tenant Fee Schedule

Permitted Payments (In Accordance with the Tenant Fees Act 2019)

At Lettings Direct, we are committed to transparency. The following fees may apply during your tenancy:

Holding Deposit (Per Tenancy)

- **One week's rent**
 - This is to reserve a property.
 - Please note: This will be withheld if any relevant person (including guarantors) withdraws, provides false/misleading information, or fails Right to Rent checks.
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Security Deposit (Per Tenancy)

- **Five weeks' rent** (where annual rent is under £50,000)
- **Six weeks' rent** (where annual rent is £50,000 or above)

This deposit covers damages or defaults during the tenancy and is protected in a government-approved scheme (Deposit Protection Service)

Rent

- Paid as agreed in the tenancy agreement (usually monthly in advance).
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Unpaid Rent

- Interest may be charged at **3% above the Bank of England base rate**
 - Applies only if rent is more than **14 days overdue**
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Lost Key(s) or Security Device(s)

- Tenants are liable for the **actual cost of replacement**
- If locks need changing, you will be charged the full cost of locksmith services, plus reasonable administration costs



Variation of Contract (At Tenant's Request)

- £50 (incl. VAT), or reasonable costs if higher
- Covers changes such as amendments to tenancy agreements

Change of Sharer (At Tenant's Request)

- £50 (incl. VAT), or reasonable costs if higher
- Includes referencing and contract updates

Utilities & Communication Services

Tenants are responsible for payment of:

- Gas, Electricity and Water
- Council Tax
- TV Licence and Broadband / Communications

Tenant Protection/Redress Scheme

Lettings Direct is a member of:

- The Property Ombudsman (Details available upon request)

Important Notes

- All fees listed are inclusive of VAT (where applicable)
 - This schedule applies to ASTs and APTs in England
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Lettings Direct is a trading name of Lettings Direct (Lancashire) Limited
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