



ANDREW PEARCE

— ESTATE AGENCY —

Tenant Fees Guide

This document outlines the fees and payments that may legally be charged to tenants under the Tenant Fees Act 2019 (England).

Permitted Payments

- Rent
- Refundable tenancy deposit (capped at 5 weeks' rent)
- Refundable holding deposit (capped at 1 week's rent)
- Payments for variation, assignment or novation of a tenancy (capped at £50 unless higher costs can be demonstrated)
- Payments for early termination of the tenancy (only where requested by the tenant)
- Default fees (lost keys, late rent – must be reasonable and evidenced)

Prohibited Payments

Landlords and agents must not charge for:

- Viewings
- Referencing
- Credit checks
- Inventory costs
- Professional cleaning (except where required under the tenancy agreement)

This guide provided for general information only and reflects the Tenant Fees Act 2019 for England.

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