

## Tenants Fee Schedule

Rex Gooding is a member of and covered by the RICS Client Money Protection Scheme. Rex Gooding is also a member of a redress scheme provided by The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk). Copies of the TPO Code of Practice plus our complaint handling procedure are available from our office.

### Applies only to Assured Periodic Tenancies (APTs) in England from 1 May 2026 in line with Tenant Fees Act 2019 and Renters' Rights Act 2025

Under the terms of the Tenant Fee Act if you enter into an ASSURED PERIODIC TENANCY, payments which may apply will be as follows:		
First month's rent	After 1 <sup>st</sup> May 2026, no more than one month's rent can be requested in advance. Rent is payable upon signing of the tenancy.	
Tenancy Deposit - This will cover damages and defaults by the tenant as detailed in the AST during the tenancy.	5 weeks where annual rental is under £50,000 or 6 weeks if above £50,000.	
Holding Deposit - Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within the 15 days deadline for entry date. If this deadline is required to be extended beyond the 15 days this can be agreed in writing with the proposed tenant on an individual basis.	maximum one week's rent	
Early termination when requested by the tenant (before the end of your tenancy agreement, and in situations where the landlord agrees to this).	If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlords' reasonable expenses. Under the Assured Periodic Tenancy, the landlord can charge a fee if their tenant does not give the required amount of notice. The usual amount of notice is 2 months. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.	
Utilities, communication services, TV licence and council tax		
Lost Keys or security devices	Tenants are liable to the actual cost of replacing any lost key(s), fobs or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons (i.e. agent) requiring keys will be charged to the tenant.	
Default charge for late payment of rent	limited to interest charged at 3% above Bank of England base rate, when rent is more than 14 days late	
Drafting new tenancy documents after the commencement of the tenancy i.e. name or tenant changes This charge will cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. This also covers costs in 'change of sharer' situations and covers the landlords costs in securing a new sharing and associated legal requirements in processing that new sharers application.	£50 inc. VAT	£41.67 excl. VAT
A NON Housing Act Tenancy is formed when one of the following criteria is in place:		
<ul style="list-style-type: none"> <li>• The annual rent exceeds £100,000</li> <li>• The property is not used as a main or primary home</li> <li>• The property is occupied by an entity (Company let) rather than an individual</li> <li>• There is a Resident Landlord</li> </ul>		
If you are in any doubt as to the type of tenancy which will apply to you, please speak to us.		
Under the terms of the Tenant Fee Act if you enter into a NON HOUSING ACT TENANCY, payments which may apply will be as follows:	Cost (inclusive of VAT)	Cost (exclusive of VAT)
Company Referencing Fee inc verification of details, credit check and Companies House check	£200	£166.67
Individual/ Guarantor Reference Fee (per person)	£75	£62.50
Arrears Fee	£30	£25
Overpaid Rent Fee	£30	£25