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LETTINGS FEES · EFFECTIVE 29 OCTOBER 2026

Fees to Tenants: Company Lets and Non-Housing Act Tenancies

The Tenant Fees Act 2019 does not apply to company lets or to tenancies that are not assured tenancies, for example where the annual rent is over £100,000 or the property is not the tenant's main home. The following payments apply to these tenancies. All fees include VAT.

Payment	Amount and conditions
Holding deposit (per tenancy)	Two weeks' rent. Reserves the property for 14 days while referencing and paperwork are completed. Kept if the applicant withdraws, fails referencing or does not sign the tenancy agreement.
Tenancy deposit	Six weeks' rent, unless otherwise agreed. Protected where required and returned under the terms of the tenancy agreement, less any deductions for damage or breach.
Check-out	The cost of the check-out inventory, which depends on the size of the property and its contents. The landlord normally pays for the inventory and check-in.
Unpaid rent or returned payments	Interest on late rent and reasonable costs for returned payments, as set out in the tenancy agreement.
Ending the tenancy early	At the landlord's discretion and on the tenant's request. The tenant pays the landlord's costs, including any letting fees and rent due until a replacement tenancy begins.
Lost keys or security devices	The cost of replacement, plus any associated costs such as a locksmith.

These payments apply only to tenancies outside the Tenant Fees Act 2019. If you are unsure whether your tenancy is covered, please ask us before you apply. LHRE is a member of The Property Ombudsman (T14807-0). Client money is held by our management partner, Malthouse Lettings & Property Management Limited, a Propertymark CMP member (C0141391).