

Watlington

T 01491 612 831

watlington@griffithandpartners.co.uk

Henley

T 01491 522800

henley@griffithandpartners.co.uk

Benson

T 01491 839939

benson@griffithandpartners.co.uk

TENANT COSTS AND FEES

The Tenant Fees Act 2019 has placed significant limitations on the fees and costs that Tenants can legally be asked to pay in respect of a tenancy.

Tenants may be asked to pay the following costs:

Item:	Maximum charge
Capped refundable holding deposit	One week's rent
Capped refundable tenancy deposit	Five weeks rent
Alterations to the Agreement: After the tenancy agreement has been completed, tenants may be required to pay a charge for alterations to the terms of the agreement, e.g. for adding on another person, or for permission for a pet.	£50.00 including VAT
Early Surrender: Where a tenant wishes to leave the tenancy before the end of the fixed period, or before the expiry of their valid Notice, they may be required to pay an early exit charge.	Based on reasonable costs of re-letting and agents charges for remainder of the tenancy but no to exceed amount that would otherwise have been paid in rent
Default of rent: Where the tenant is in default of rent, they may be required to pay a default charge.	Based on reasonable costs of recovering the unpaid rent. Interest may also be charged on the unpaid rent at a maximum of 3.0% above Bank of England Base Rate
Council Tax: Usually payable directly to the Local Authority	Based on the council tax band for the property
Utilities: E.g. Electricity, Gas, Water & Sewerage, Other fuel, private drainage	Usually to the service provide on the tariff basis agreed between the tenant and the provider. Special provision for e.g. private drainage.
Communications charges: E.g. Telephone, broadband, satellite or cable television	Usually to the service provider on the tariff basis agreed between the tenant and the provider.
Green Deal: May apply where a grant has been provided for improving the energy efficiency of the property.	Usually to the service provider on the tariff basis agreed between the tenant and the provider.

Head Office: 42 High Street, Watlington, Oxfordshire. OX49 5PY

www.griffithandpartners.co.uk