Robert Adam
Estate Agents

INDEPENDENT ESTATE AGENTS
TENANT INFORMATION · ENGLAND

Tenant fees schedule

Private assured periodic tenancies in England. For other tenancy types, request the appropriate schedule. All charges shown are total amounts.

1 week
Holding deposit · per tenancy

5 / 6 weeks
Security deposit · annual-rent limits below

Holding deposit — one week's rent per tenancy. Agreement deadline: day **15**, counting receipt as day 1, unless changed in writing. Refund within **7 days** beginning with signing, landlord refusal or the deadline, as applicable; with payer consent, may credit rent/security deposit.
Retention only on statutory grounds: withdrawal before the deadline; materially false or misleading information relevant to granting the tenancy; no right to rent where neither landlord nor agent knew or could reasonably know when accepting payment; or failure to take all reasonable steps when landlord and agent did so. Retention is unavailable for withdrawal/non-agreement caused by prohibited demands or unreasonable conduct. Written reasons within **7 days** beginning with landlord refusal or the deadline are required; otherwise refund.

Security deposit — per tenancy. Five weeks' rent below **£50,000** annual rent; **six weeks** at **£50,000** or more. Protected in a government-approved scheme. One week = annual rent ÷ 52.

Rent — new agreements signed from 1 May 2026. No rent requested, encouraged or accepted before all parties sign. After signing and before starting: maximum **first month's rent** if monthly, or **first 28 days** for shorter periods. During the tenancy, rent cannot be required before its due date.

Late rent. Only if the agreement permits and rent is at least **14 days** overdue: daily interest on unpaid rent after its due date, at up to **3 percentage points** above the Bank of England base rate annually.

Lost keys / security devices. Only if the agreement permits: reasonable actual costs, with written evidence supplied. No automatic hourly charge.

Tenant-requested variation / change of sharer. £50 total per agreed variation, assignment or novation, or evidenced reasonable costs if higher. No duplicate charge for the same service.

Earlier ending at the tenant's request. No early-ending fee for valid notice. Normally **two months' written notice**; agreed shorter notice may apply. Notice normally expires on rent day or the day before. For an agreed earlier end, landlord charges are limited to actual loss, capped at rent otherwise due for the required notice. Agent charges are limited to reasonable evidenced costs incurred. No duplicate recovery. Rent remains due until lawful termination.

Other lawful payments. Rent, council tax, utilities, communications and TV licence payments as legally payable; evidenced damages for breach. No prohibited administration, referencing, inventory or renewal fees.

Please ask before paying or giving notice. Your statutory rights are unaffected. Tenant Fees Act 2019 (as amended); guidance checked 16 November 2026.

Client money protection · Propertymark (lettings client money)
Independent redress · Property Redress Scheme · PRS050473

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