



SEALPROPERTIES
RENTAL MARKET SPECIALISTS

The Tenant Fee Act 2019 sets out the requirements of landlords and agents to identify the costs a tenant under an Assured Shorthold Tenancy can expect to face at the outset and throughout a tenancy.

Below outlines permitted payments and how we operate.

Rent

Rent payable is identified in all our property adverts and lettings particulars. This is negotiable, and agreed/finalised upon entering into contract and will be clearly identified within our tenancy agreements.

Tenancy Deposit

*A refundable tenancy deposit capped at no more than 5 weeks' rent. We typically ask for the provision of a home-owner guarantor **or** a tenancy deposit equivalent to one month's rent as standard practice. This may vary depending on the outcome of referencing. Additional security may be required based on individual circumstances or from the outset on instruction from a property owner at which point this will be detailed specifically in our property adverts/lettings particulars and agreed/finalised upon entering into contract*

Holding Deposit

A refundable holding deposit (to reserve a property) capped at no more than 1 week's rent. This is offset against the first months rent payable. Please refer to our Holding Fees Declaration for more information.

Tenant Services





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Early Termination

Payments associated with early termination of the tenancy, when requested by the tenant. This will include any payments of rent due under contract until the start date of a new/replacement tenancy and the cost of re-letting that would be incurred by the landlord at the prevailing rate. See Landlords Services for more information.

Tenancy Variation

Payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment or novation of a tenancy. We currently charge £50 for such variations.

Default Fees

A default fee for late payment of rent is chargeable as listed in the terms of contract. These are not typically levied until payment is overdue by 14 days.

Replacement Keys

To cover the material cost of the replacement and time attributable in doing so. This will vary depending on key type, fobs etc but typically £5 for a standard yale key as an indicative cost. Attendance for re-entry will be charged at £15 during office hours and £40 out of hours. If locksmiths are required this cost will be passed on.

No other fees are permissible.

Tenant Services