

Tenant charges

(inc. VAT at 20% where applicable.)

AST Tenancies

Holding deposit , per tenancy*	equal to one week's rent
Initial rent , per tenancy	not less than one month
Deposit , per tenancy:	
– annual rent under £50,000	equivalent of 5 weeks' rent
– annual rent over £50,000	equivalent to 6 weeks' rent
Addendum to amend terms during a tenancy, requested by tenant**	£50 or reasonable costs
Change of sharer during tenancy**	£50 plus landlord's reasonable costs
Early termination**	a charge not exceeding the financial loss experienced by the landlord
Late rent payment payable once rent is 14 days or more overdue and levied from first day of rent arrears period	3% above Bank of England Base Rate
Lost keys or security device (lost keys or lock changes may incur a £15 per hour administration charge, depending on circumstances)	actual cost of replacement
Lock change or repair	locksmith's charge

Non-AST Tenancies

Holding deposit , per tenancy*	equal to one week's rent
Referencing charge per individual applicant (inc right to rent check), guarantor or company	£ 66.00
Initial Right to Rent check , per permitted occupant (other than tenant)	£ 6.00
Re-checking Right to Rent , per adult occupant	£ 6.00
Initial tenancy agreement , per party	£300.00
Renewal tenancy agreement , per party	£300.00
Inventory check-in , per tenancy	£130.00
Initial rent , per tenancy	not less than one month
Deposit , per tenancy	usually equivalent to 6 weeks' rent
Addendum to amend terms during a tenancy, requested by tenant**	£120.00
Change of sharer during tenancy**	
– Tenancy agreement (to inc. referencing and Right to Rent checks)	£450.00
– Inventory check-in (if requested by landlord)	£130.00
– Tenancy deposit protection administration	£ 60.00
Early termination**	a charge to cover the landlord's financial loss
Late rent payment payable once rent is 14 days or more overdue and levied from first day of rent arrears period	3% above Bank of England Base Rate

*Holding deposits will be offset against the initial rental payment if the application is successful. Please ask to see the conditions of the holding deposit receipt form as to whether all or part of the above will be refunded should the tenancy not proceed.

**Subject to landlord's consent

Visit our website at kfh.co.uk/lettings/fees for further details of the above charges and of any penalties you may incur should you break the terms of your contract.