
Austin Chambers & Co – Tenant Fees Schedule

Khani Property Group Ltd t/a Austin Chambers & Co – Company No. 11847556
(For Assured Shorthold Tenancies signed on or after 1 June 2019)

Under the **Tenant Fees Act 2019**, we can only charge tenants certain permitted fees. This schedule sets out the payments that may apply to your tenancy.

1. Permitted Payments

Holding Deposit (per tenancy) – One week's rent

To reserve a property while referencing and contract preparation take place.

The holding deposit may be **withheld** if any relevant person (including any guarantor):

- Withdraws from the tenancy;
- Fails a Right to Rent check;
- Provides materially false or misleading information; or
- Fails to sign the tenancy agreement (and/or any Deed of Guarantee) within 15 calendar days (or any agreed extension).

Tenancy Deposit (Security Deposit) – Capped by law

- Where annual rent is **under £50,000**:
 - Maximum **five weeks' rent**
- Where annual rent is **£50,000 or above**:
 - Maximum **six weeks' rent**

The deposit covers damage or default on your part during the tenancy and will be protected in a government-approved tenancy deposit scheme.

Unpaid Rent

- Interest charged at **3% above the Bank of England base rate**, from the **Rent Due Date** until payment is made in full, where rent is more than **14 days** in arrears.
- Interest will be charged only on the outstanding amount and only in accordance with the Tenant Fees Act 2019 and the terms of your tenancy agreement.

Lost Key(s) or Other Security Device(s)

You are liable for the **actual cost** of replacing any:

- Lost key(s); or
- Other security device(s) (for example, fobs, access cards).

If locks must be changed, you will be responsible for the:

- Actual cost of a locksmith;
- New lock(s); and
- Replacement keys for all relevant parties.

Where additional time is reasonably required by the agent (for example, to meet a locksmith or arrange access), a charge of **£15.00 per hour (inc. VAT)** may be applied.

Variation of Contract (tenant's request) – £50.00 (inc. VAT) per agreed variation

For example: changing or adding permitted pets, updating tenant names, or other agreed variations.

This covers the costs of:

- Taking landlord instructions;
- Negotiating the variation; and
- Preparing and executing new legal documents.

If our reasonable costs are higher than £50, we may charge a higher amount **only where permitted by the Tenant Fees Act 2019** and we can demonstrate those costs.

Change of Sharer (tenant's request) – £50.00 (inc. VAT) per replacement tenant, or reasonable costs if higher

Where a replacement tenant is proposed during the tenancy and agreed by the landlord, this fee covers:

- Taking landlord instructions;
- Referencing the new tenant;
- Right to Rent checks;
- Updating/dealing with the tenancy deposit and prescribed information;

- Preparing and executing new tenancy documentation.

If our reasonable costs are higher than £50, we may charge a higher amount **only where permitted by the Tenant Fees Act 2019** and we can demonstrate those costs.

Early Termination (tenant's request)

If you wish to leave your tenancy **before the end of the fixed term** and your landlord agrees to an early termination, you may be responsible for:

- The landlord's **reasonable costs** in re-letting the property (for example, a proportion of the landlord's letting and/or management fees); and
- Rent due under your tenancy until the **start date of any replacement tenancy**, or until the end of your fixed term, **whichever is earlier**.

Any such costs:

- Will **not exceed** the loss the landlord actually suffers; and
- Will be calculated in accordance with the Tenant Fees Act 2019.

2. Other Payments

During the tenancy (as set out in your tenancy agreement), you are also responsible for:

- **Rent** (payable in advance, as per the tenancy agreement).
- **Utilities and services** (where applicable):
 - Gas, electricity, water, sewerage.
 - Telephone, broadband, cable/satellite.
 - TV licence.
- **Council tax** (or any replacement local tax).

These are not “fees” to the agent or landlord; they are your normal outgoings as a tenant.

3. No Other Fees

No other fees are chargeable to you as a tenant, other than those permitted by law.

We will never charge:

- Referencing fees,



Austin Chambers & Co

ESTATE AGENTS & MANAGING AGENTS

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- Administration or “set-up” fees,
- Inventory or check-out fees,
- Renewal fees,

or any other prohibited charges.

Client Money Protection: Propertymark

Independent Redress: The Property Ombudsman (TPO)

For further information, please contact:

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