

TENANT / CONTRACT-HOLDER FEE SCHEDULE

(Fees apply to Property in England and Wales unless stated otherwise below)

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| Holding Deposit (per Tenancy / Occupation Contract) | One week's rent. This is to reserve a property / dwelling. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy / contract, provide materially significant false or misleading information, or fail to sign their tenancy agreement / Occupation Contract (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). <i>If the tenant is a company (PLC, Ltd or LLP) an administration fee is payable to reserve the property / dwelling instead of a holding deposit.</i> (*Right to Rent Check not applicable for Welsh Properties) |
| Security Deposit (per Tenancy / Occupation Contract, rent of under £50,000 per year) | Five weeks' rent. This covers damages or defaults on the part of the tenant / Contract-holder during the tenancy / Occupation Contract. |
| Security Deposit (per Tenancy / Occupation Contract, rent of £50,000 or over per year) | Six weeks' rent* This covers damages or defaults on the part of the tenant / Contract-holder during the tenancy / Occupation Contract. *If you wish to have pets at the property / dwelling, a higher deposit may be required. Please contact the branch for details. |
| Rent Arrears/Returned Payments (Wales) | £20.00 (inc VAT) Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. |
| Unpaid Rent (England) | Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears |
| Company Tenant | £600.00 (inc. VAT) This is to reserve a property / dwelling and is a non-refundable referencing fee, set up fee and contribution to the tenancy agreement. A full security deposit will also be required (<i>Company tenant is defined where the tenant will be PLC, Ltd or LLP</i>) |
| Lost Key(s) or other Security Device(s) | Tenants / Contract-holders are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant / Contract-holder, landlord and any other persons requiring keys will be charged to the tenant / Contract-holder. If extra costs are incurred there may be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). |
| Variation of Contract (Tenant's Request) (England) | £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. |
| Change of Sharer (Tenant's Request) (England) | £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documents.) |
| Early Termination (Tenant / Contract holder's Request) | Should the tenant / Contract-holder wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property / dwelling as well as all rent due under the tenancy / Occupation Contract until the start date of the replacement tenancy / Occupation Contract. These costs will be no more than the maximum amount of rent outstanding on the tenancy / Occupation Contract. Please refer to our website www.leaders.co.uk for details of landlord fees. |
| Re-serving a written statement during an Occupation Contract with no amendment (Wales) | £50.00 (inc. VAT) |

| The Residency Scheme subscription (Optional and please refer to your local branch for details) | Monthly Rental | Monthly Residency Subscription |
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| | Up to £1000 | £45.00 |
| | £1001 to £1500 | £60.00 |
| | £1501 to £2000 | £75.00 |
| | £2001 or over | £85.00 |

The Residency Scheme – New Price Structure from 1st May 2025

If you have any questions on our fees, please ask a member of staff

Client money protection:



Independent redress scheme:

