

Tenant Fee Schedule

Under the Tenancy Act 2019, almost all tenant fees payable to a lettings agent have been banned. That's great news for tenants like you! But there are still a few things you might be charged for during your tenancy (aside from the rent itself). We want to be transparent and open about every fee we charge. So we've put together a list of all our tenant charges below.

If you have any questions about the contents of this fee schedule, please do not hesitate to contact us. Please note that the fees and charges below are inclusive of VAT.

	Services	Notes
1.	Holding Deposit	<p>Equivalent to one week's rent per tenancy.</p> <p>Every tenant needs to pay a holding deposit to reserve a property.</p> <p>From the day we receive your holding deposit, you and the landlord will have 14 days before the 'deadline for agreement' to sign the tenancy agreement. You may lose all or part of your holding deposit if you fail a Right to Rent check, or if you provide false or misleading information.</p> <p>Unless the landlord or Lixing acts in such a way that it would be unreasonable to expect you to enter into a tenancy agreement, you may also lose all or part of your deposit if you withdraw from the property, or if you fail to take all reasonable steps to enter into the tenancy agreement (and the landlord or agent takes all reasonable steps to do so).</p>
2.	Security Deposit	<p>Equivalent to five weeks' rent per tenancy if the annual rent is under £50,000, or six weeks' rent per tenancy if the annual rent is above £50,000.</p> <p>Deductions are made at the end of the tenancy against the security deposit for any damages or defaults by the tenant.</p>
3.	Zero Deposit™ Guarantee	<p>Equivalent to one week's rent per tenancy.</p> <p>If the landlord has chosen to offer the Zero Deposit Guarantee for your tenancy, you have the option to pay one week's rent as a non-refundable fee (rather than paying a traditional deposit equivalent to five or six weeks' rent).</p> <p>Zero Deposit is regulated by the FCA and covered by the FSCS. Any disputes that cannot be resolved with your landlord will be referred to the Tenancy Deposit Scheme for adjudication. For more information please visit www.zerodeposit.com/tenants.</p>
4.	Pet Premium	<p>An additional 5% of the agreed rental price.</p> <p>The pet premium is to cover the added risk of property damage by a pet.</p> <p>Before the Tenants Fee Act 2019, landlords and agents could include an additional security deposit to cover damages caused by pets. However, this Act no longer allows any increase above the typical security deposit. So instead, a pet premium is included in the rental price to cover the landlord for any damages caused.</p>
5.	Rent Arrears	<p>Interest is chargeable at 3% above the Bank of England base rate on any rent arrears.</p> <p>This charge will not be applied until the rent is unpaid for more than 14 days from the date it was due.</p>
6.	Lost Key(s) and Security Device(s)	<p>Tenants are liable for 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 tenant will also be charged for the actual cost of a locksmith, the new lock, and replacement keys. If extra costs are incurred there will be a charge of £15 per hour for the time taken to replace lost key(s) or other security device(s).</p> <p>The inventory will confirm the number of keys included at both the beginning and end of the tenancy.</p>
7.	Variation of Contract at the Tenant's Request	<p>£60 incl. VAT per agreed variation.</p> <p>This fee is chargeable if the tenant requires any changes to the tenancy contract. It is chargeable only if both the tenant and the landlord agree to the variation.</p> <p>The fee is to cover costs associated with brokering the variation with the landlord, as well as the preparation and execution of new legal documents.</p>
8.	Change of Sharer at the Tenant's Request	<p>£60 incl. VAT per replacement tenant or any reasonable costs incurred if higher.</p> <p>This fee is chargeable if the tenancy consists of more than one person and the remaining tenants want to replace one of the tenants.</p> <p>The fee is chargeable for the costs associated with taking the landlord's instructions, as well as for referencing and Right to Rent checks for the new tenant, deposit registration, and the preparation and execution of new legal documents.</p>

9.	Early Termination at the Tenant's Request	<p>The Tenant will be liable for the costs incurred by the landlord for re-letting the property as well all rent due under the tenancy until the start date of the replacement tenancy.</p> <p>If the property is re-let during the fixed term at your request, you will be charged in connection with the early termination of the tenancy. There are restrictions on what can be charged.</p> <p>The costs charged for early termination must not exceed the loss incurred by the landlord (usually the loss in rent resulting from a tenant's decision to leave and/or the costs of re-advertising or referencing), or the reasonable costs to the agent (such as referencing and marketing costs).</p>
10.	Stamp Duty	<p>Only applicable for tenancies with an agreed rental price above £125,000.</p>

Please note that Lixing reserves the right to amend our fees at any time.