



TENANT FEES SCHEDULE

Assured Periodic Tenancies (England) – Effective from 1 May 2026

Prepared in accordance with the Tenant Fees Act 2019 and Renters' Rights Act 2025
www.legallets.co.uk

Permitted Charge	Details
Tenancy Deposit (per tenancy)	A refundable tenancy deposit may be required and is held as security against damage, breaches of the tenancy agreement or other tenant liabilities arising during the tenancy. The maximum deposit that may be requested is up to 5 weeks' rent where the annual rent is less than £50,000, or up to 6 weeks' rent where the annual rent is £50,000 or more. Any tenancy deposit taken will be protected in a Government-approved tenancy deposit protection scheme, namely the Deposit Protection Service (DPS).
Rent	The rent payable for the tenancy will not be more than the advertised amount. The rent period will be one calendar month. Under an Assured Periodic Tenancy, tenants may end the tenancy by giving two months' written notice. The tenancy end date must align with the end of a rent period in accordance with the tenancy agreement.
Rent in Advance of Move-In Date	Rent and the tenancy deposit are payable prior to the commencement of the tenancy and in accordance with the terms of the tenancy agreement. No more than one month's rent will be requested in advance.
Lost Keys / Security Devices	Tenants are liable for the cost of replacing any lost keys or security devices. Where the loss results in locks requiring replacement, tenants may be charged the reasonable cost incurred by the landlord or agent, including the cost of a locksmith, replacement locks and replacement keys or security devices. Evidence of costs incurred will be provided upon request.

Legal Lets Limited | Company No. 15946880

Registered Office: 1110 Elliot Court, Coventry Business Park, Coventry CV5 6UB

Trading Address: Legal Lets, 87 Evesham Road, Redditch B97 4JX

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Early Termination (Tenant's Request)	If a tenant wishes to end the tenancy early, including where less than the required notice period is given, they may be liable for the landlord's reasonable costs arising from the early termination. Under an Assured Periodic Tenancy, where a tenant fails to provide the required two months' notice, the landlord may charge a fee equivalent to the rent they would have received had the correct notice been given. Any charge will not exceed the landlord's actual loss. Whether this charge is applied is entirely at the landlord's discretion, and Legal Lets will keep tenants informed throughout the process.
Holding Deposits	No holding deposit is currently charged by Legal Lets unless specifically stated in writing prior to application.

Legal Lets Limited is a member of Propertymark Client Money Protection (CMP) and the Property Redress Scheme (PRS).



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