

- **Permitted Charges in accordance with the Tenant Fee Act 2019 for Assured Shorthold Tenancy:**

Tenancy Deposit – 5 weeks, but if the annual rent exceeds £50,000 a 6 week deposit will be requested.
Holding Deposit - Maximum one week's rent
Early termination requested by the tenant - A charge not exceeding the financial loss experienced by the landlord
Late Rent - Interest charged at 3% above Bank of England base rate, when rent is more than 14 days late
Lost key or security device - Equivalent to cost incurred
Changing the tenancy documents
(after the commencement of the tenancy) - £50 inc. VAT

- **Non housing act tenancy, fees (not affected by the Tenant Fee Act 2019)**

A Non Housing Act Tenancy is formed when one of the following criteria is in place:

The annual rent exceeds £100,000.
The property is occupied by an entity (Company let) rather than an individual.
The property is not used as a main or primary home.
There is a resident Landlord.

Tenancy Agreement and Setup Administration - £300 inc VAT
Inventory fee split 50/50 between landlord and tenant – Cost will vary depending on size of property
Enhanced Reference Fee
(per person or company) - £60 inc VAT
Tenancy Continuation - £150 inc VAT
Change of Sharer - £120 inc VAT
Early Termination - £150 inc VAT
Late payment of rent - Interest will be charged at 3% above the Bank of England base rate
Guarantor Referencing Fee - £60 inc VAT per guarantor
Deed of Guarantee - £50 inc VAT

Please note: The Initial Monies will be confirmed and must be paid by bank transfer. We are unable to accept cash.

LV Homes is a member of and covered by the Client Money Protection Scheme (CMP) and a member of a redress scheme provided by The Property Ombudsman.