

Tenant fees schedule

Applies only to Assured Periodic Tenancies (APTs)
in England from 1 May 2026 in line with Tenant
Fees Act 2019 and Renters' Rights Act 2025

www.mccarthyholden.co.uk.co.uk

Holding Deposit (per tenancy)

One week's rent

To reserve a property. This will be offset against the first month's rent or tenancy deposit, as agreed.

Tenancy Deposit (per tenancy)

Five weeks' rent (annual rent below £50,000)

Six weeks' rent (annual rent above £50,000)

The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act.

Rent

The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period.

Rent in advance of move in date

Rent is payable following signing of the tenancy agreement and in accordance with the agreed tenancy terms. For tenancies entered into on or after 1 May 2026, no more than one month's rent may be requested in advance.

CLIENT MONEY PROTECTION:



www.propertymark.co.uk



INDEPENDENT REDRESS:



www.tpos.co.uk

