



TK International
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Residential Sales
Residential Lettings
Property Management

Sales Office:
9 Heath Street
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Lettings Office:
16-18 Heath Street
Hampstead
London NW3 6TE
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tk international
 TK International
 TK International

Fees To Tenants Assured Shorthold Tenancies

Est.
1998

BEFORE YOU MOVE IN

Holding Deposit

A holding deposit equivalent to one week's rent per tenancy is required. If you choose not to proceed with the tenancy after paying the holding deposit, the deposit will be retained by our firm. Similarly, if you unreasonably delay responding to any reasonable requests, provide false or misleading information during your application, or fail any checks required under the Immigration Act 2014, the holding deposit will not be refunded and will be retained by our firm and the landlord. However, if the landlord decides not to offer you a tenancy for reasons unrelated to the above, your holding deposit will be refunded within seven days. If you are offered and accept a tenancy, the holding deposit will be applied toward the first month's rent. If your holding deposit is not refunded or credited for any reason, you will receive written reasons within seven days.

You will not be charged any fees in connection with your tenancy application. However, under the standard assured shorthold tenancy agreement, fees may apply for any breach of the tenancy agreement in compliance with the Tenant Fees Act 2019.

Security Deposit

The security deposit will be:

- Equivalent to five weeks' rent for tenancies with annual rent up to £50,000.
- Equivalent to six weeks' rent for tenancies with annual rent of £50,000 or more.

This deposit will be protected under a government-backed tenancy deposit scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Lost Keys, Fobs, or Security Devices

You will be responsible for the cost of replacing any lost keys, fobs, or other security devices. If deemed necessary, this may include the cost of replacing locks and providing a full set of replacements for all required parties.

Early Termination Costs

If you and the landlord agree to terminate the tenancy early, you will be responsible for covering the landlord's and agent's reasonable costs and losses associated with the early termination and re-letting of the property. Early termination is subject to the landlord's written consent.

OTHER FEES AND CHARGES

Unpaid Rent

Interest will be charged at 3% above the Bank of England Base Rate for any rent or other payments overdue by more than 14 days.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF THE LETTINGS TEAM



Directors: Jeremy Karpel BA, Daniel R Epstein MNAEA MARLA
Associate Directors: Danny Charalambous, James B Griver MNAEA, Domonic Banks MARLA
TK (Hampstead) Ltd CR No: 04270719 | TK (Lettings) Ltd CR No: 05213988 | TK Residential Ltd CR No: 10716145
Registered in England, Registered office: 9 Heath Street, Hampstead, London NW3 6TP



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Fees To Tenants Non-Housing Act Tenancies (Common Law and Company Tenancies)

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BEFORE YOU MOVE IN

Holding Deposit

A holding deposit equivalent to one weeks' rent per tenancy is required and will be deducted from the first month's rent if the tenancy proceeds. If the tenant withdraws their application, fails the referencing process, does not provide required information, or is found not to have the right to rent in the UK, the landlord and agent may retain the holding deposit to cover reasonable costs. Additionally, if the property has been taken off the market due to the application, the tenant may be required to compensate the landlord for the rent covering this period.

Security Deposit

A deposit equivalent to six weeks' rent is required and may be returned at the end of the tenancy, subject to the terms of the agreement.

Pet Deposit

If the landlord agrees to allow a pet in the property, an additional deposit equivalent to two weeks' rent will be required to cover potential property damage. This may also be returned at the end of the tenancy.

ENDING YOUR TENANCY

Check-Out Fee

This fee covers the cost of an inventory company conducting a final inspection of the property to update the Schedule of Condition. The cost varies depending on the property size, furnishings, and inventory provider, typically ranging between £132 and £186 (inclusive of VAT) for a 1-4 bedroom property. For 5+ bedroom properties, price is on application. Unless pre-paid, the cost will be deducted from the security deposit at the end of the tenancy.

Early Termination Fee

If the landlord agrees to terminate the tenancy early, the tenant will be responsible for repaying the landlord's pro-rata letting or renewal fee for the remaining term, along with any additional reasonable costs incurred in re-letting the property. Early termination is strictly subject to the landlord's written consent.

OTHER FEES AND CHARGES

Unpaid Rent/Returned Payments

Interest will be charged at 4% above the Bank of England Base Rate on any unpaid rent or returned payments from the due date.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF THE LETTINGS TEAM



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