

# Tenant Fees Document

## White & Browns Property Management

Effective from: **01.01.2022**

At White & Browns Property Management, we do **not** charge any fees to tenants. We fully comply with the **Tenant Fees Act 2019**, meaning tenants will **never** be charged for referencing, administration, credit checks, inventories, check-ins, check-outs, renewals, or any other prohibited fee.



## Permitted Payments

Under the Tenant Fees Act 2019, only the following charges are allowed. We list them here for transparency, although we do not add any charges beyond what the law permits.

### 1. Rent

Payable as stated in your tenancy agreement.

### 2. Refundable Tenancy Deposit

A deposit of up to **five weeks' rent** (or **six weeks' rent** if the annual rent is £50,000 or more).

### 3. Refundable Holding Deposit

A holding deposit to reserve a property, capped at **one week's rent**, may be taken where applicable. *This is fully refundable unless the tenant withdraws, fails right-to-rent checks, or provides false/misleading information.*

### 4. Default Fees (Only if Applicable)

We only charge default fees permitted by law:

- Replacement of a lost key or security device — charged at the **reasonable cost incurred**.

### 5. Changes to Tenancy (At Tenant Request Only)

If a tenant requests a variation of the tenancy agreement (e.g., adding a new tenant), the cost is capped at **£50** or proven reasonable costs if higher.

### 6. Early Termination (At Tenant Request Only)

If a tenant requests to end a tenancy early, they will only pay the **landlord's actual costs**, never more.

## **No Other Fees Will Be Charged**

We do **not** charge:

- Administration fees
- Application fees
- Reference or credit check fees
- Guarantor fees
- Check-in or check-out fees
- Inventory fees
- Tenancy renewal fees
- Contract or paperwork fees
- General agency fees

## **Client Money Protection & Redress Schemes**

**Client Money Protection:** Propertymark

**Redress Scheme:** The Property Ombudsman