

Tenant Fees & Deposits

A clear guide to common payments for a private tenancy in England

Please note: the amounts below reflect the legal limits and cost-based rules that apply in England. Your actual rent and tenancy terms may affect the amount payable. A fee must not be charged unless it is a permitted payment.

Payment	Amount / basis	Important information
Holding deposit	Up to 1 week's rent	Refundable subject to the legal rules. Usually held while pre-tenancy checks are completed.
Tenancy (security) deposit	Up to 5 weeks' rent (or 6 weeks if annual rent is £50,000 or more)	The legal cap depends on annual rent. The deposit must be protected in an approved tenancy deposit scheme where required.
Rent	As stated in the tenancy agreement	Rent and payment dates should be clearly set out before the tenancy starts.
Replacement key / fob / security device	Reasonable replacement cost, evidenced in writing	Only a permitted, reasonable cost can be charged where a key or security device is lost; written evidence should be provided.
Lock changes	If required, the reasonable and evidenced cost	There is no automatic fixed charge. Any charge must be lawful and supported by evidence of reasonable costs incurred.
Amendments to tenancy agreement	Up to £50 including VAT, or reasonable evidenced costs if higher	Applies to a change requested by the tenant. Costs above £50 should be supported by evidence.
Late rent payment	Only where permitted by law and the tenancy agreement	Generally, rent must be at least 14 days overdue; interest is capped at 3% above the Bank of England base rate.
Early termination requested by tenant	No more than the landlord's loss / permitted costs	Any charge must follow the applicable legal rules and cannot be an arbitrary penalty.

Before you pay

Ask for a written breakdown of any charge and keep receipts or other evidence. A letting agent must publish its fees, and tenants should be told about applicable charges before entering into the tenancy. Rules can differ outside England.

Official guidance: [GOV.UK — Fees you can charge as part of a tenancy](#).

Prepared as general website information. Check the current rules and your specific tenancy before publication.