Bowdens Tenant Fees – Important Information

We believe in transparency and want you to be fully informed of any potential costs before making decisions about viewing or renting a property.

Before You Rent

Please note:
Acceptance of any offer is subject to **contract, referencing**, and **immigration checks**. You will be required to pay the **first month's rent** and **security deposit**.

Referencing & Right to Rent Checks

You will need to complete an application form and provide the following:

- **Photographic ID:** e.g. passport, driving licence, visa, residence permit
- **Proof of Address:** e.g. recent utility bill, bank statement, or council tax bill (dated within last 3 months)

Note: The requirement for a guarantor may only become known after referencing. If needed, guarantors must also provide ID and address proof and complete a separate application.

Referencing includes:

- Credit & public record checks
- Anti-Money Laundering checks
- Employment and salary confirmation
- Previous landlord reference
- Right to Rent verification

All results are reviewed by the landlord before approval.

Deposits

Tenancy Deposit

As per the **Tenant Fees Act 2019**:

- If annual rent is under £50,000: **Maximum 5 weeks' rent**
- If annual rent is £50,000 or more: **Maximum 6 weeks' rent**
  Calculated as:
  (Annual Rent ÷ 52) × 5 (or 6)

This is payable **before the tenancy starts**, subject to successful referencing.

Holding Deposit

To reserve a property:

- **Equivalent to one week's rent**
  Calculated as:
  (Monthly Rent × 12) ÷ 52

Before payment, you will receive written details outlining when the holding deposit is refundable or retained.

Permitted Fees under the Tenant Fees Act 2019

Fee	Amount	Explanation
Late Rent Payment		Charged from 14 days arrears at 3% above Bank of England base rate per day.

Fee	Amount	Explanation
Lost Key or Security Device	At cost	Covers the cost of replacement for items like keys, fobs, or remote devices.
Tenancy Variation / Assignment	£50 (inc. VAT)	If requested by the tenant. Includes changes like adding/removing a tenant.
Early Termination	At cost	Covers landlord's costs or loss incurred due to early surrender by the tenant.
Company Tenancy Application	£100 (inc. VAT)	For non-individual/company lets.

A guarantor referencing fee may only be payable if a guarantor is required during your application.

Contact us.

If you have any questions about these fees or the application process, please contact your local branch:

Bowdens Estate Agents

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