THE HOME CLUB

TENANT FEES SCHEDULE
NOVEMBER 2026

ASSURED PERIODIC TENANCIES IN ENGLAND, FROM 1 MAY 2026

What you may be asked to pay

These are the only payments we can take from tenants, in line with the Tenant Fees Act 2019 and the Renters' Rights Act 2025. Every amount includes VAT where VAT applies.

Who this applies to

Assured periodic tenancies in England, including students and sharers in houses in multiple occupation (HMOs), and lodgers. It does not cover company lets, homes with an annual rent above £100,000 or other lets outside the Tenant Fees Act. Ask us about the terms for those lets.

Holding deposit

One week's rent, per tenancy

Reserves the property while we take references. It is put towards your first month's rent or your tenancy deposit, as agreed. We keep it only if you, or a guarantor, withdraw, fail a Right to Rent check, give false or misleading information that materially affects the let, or do not sign the tenancy agreement (and any Deed of Guarantee) within 15 calendar days, or another deadline we agree in writing.

Tenancy deposit

Five weeks' rent if the annual rent is below £50,000
Six weeks' rent if the annual rent is £50,000 or more

Covers damage or defaults by the tenant during the tenancy. We protect it with the Tenancy Deposit Scheme (TDS), a government-authorised scheme.

Rent

The rent will not be more than the advertised amount. It is paid monthly, or for a shorter period of up to 28 days. You can end your tenancy by giving two months' notice in writing, ending on the last day of a rent period.

Rent in advance

No more than one month's rent

Rent is due once the tenancy agreement is signed, as set out in its terms. For tenancies starting on or after 1 May 2026 we cannot ask for more than one month's rent in advance.

Late payment of rent

Up to 3% above the Bank of England base rate

Interest may be charged on rent that is more than 14 days late. It runs from the date the rent was due until it is paid.

Lost keys or security devices

Actual cost

You pay the actual cost of replacing lost keys or security devices. If the locks have to be changed or new devices issued, you pay the reasonable cost of a locksmith or security engineer, the new lock, and replacement keys or devices for everyone who needs them.

Change to your tenancy (at your request)

£50 inc. VAT per agreed change

Covers taking the landlord's instructions and preparing and signing new tenancy documents.

Change of sharer (at your request)

£50 inc. VAT per replacement tenant, or reasonable costs if higher

Covers referencing, Right to Rent checks, registering the deposit and the new tenancy documents.

Leaving early (at your request)

No more than the rent for the notice not given

If you want to leave before your notice runs out, and the landlord agrees, you pay the landlord's reasonable costs. The usual notice is two months, and the charge can never be more than the rent the landlord would have received if you had given full notice.

Questions about our fees? Call 01483 608875, email info@thehomeclub.com, or visit Carroll House, 11 Quarry Street, Guildford, GU1 3UY.

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