



Tenant Fees

At Tri Property Fusion, we believe in complete transparency. We only charge fees that are permitted under the **Tenant Fees Act 2019**, ensuring a fair, stress-free renting experience for all tenants.

Below is a clear breakdown of the fees you may be asked to pay.

Permitted Payments

Holding Deposit

A refundable holding deposit of **up to one week's rent** is required to reserve a property. This will be deducted from your first month's rent or returned to you in accordance with the Tenant Fees Act.

Security Deposit

A refundable security deposit capped at **five weeks' rent** (or six weeks if the annual rent exceeds £50,000).

This is protected in a government-approved tenancy deposit scheme.

Rent

Payable as agreed in your tenancy contract.

Utilities & Services

Tenants are responsible for utilities such as gas, electricity, water, broadband, TV licence, and council tax unless otherwise stated.

Default Fees (Only When Applicable)

Late Rent

Interest may be charged at **up to 3% above the Bank of England base rate** if rent is more than 14 days overdue.

Lost Keys or Security Devices

You will be charged the **reasonable cost** of replacing keys, fobs, or access devices.

Variation, Assignment, or Novation of Tenancy

If you request changes to your tenancy agreement, a fee of **up to £50** may apply, or higher if reasonable and supported by evidence.

Early Termination (At Tenant's Request)

If you ask to end your tenancy early, you may be responsible for the landlord's costs in re-letting the property. These will not exceed the financial loss incurred.

Prohibited Fees

We **never** charge for:

- Viewing a property
- Applying for a tenancy
- Referencing
- Credit checks
- Inventory checks
- Check-in or check-out fees
- Professional cleaning (unless you breach the tenancy agreement)

Client Money Protection & Redress

Tri Property Fusion is a member of:

- **Client Money Protection Scheme:** *Client Money Protection*
- **Property Redress Scheme:** *Property Redress Scheme*

This ensures your money and your rights are fully protected.