

£ Tenant fee schedule

For tenancies and licences of residential property in England, including assured periodic tenancies under the Renters' Rights Act 2025. All prices include VAT.



Who this schedule applies to

This schedule applies to every tenancy and licence we arrange or manage that is covered by the Tenant Fees Act 2019. Since 1 May 2026, new and existing assured shorthold tenancies are assured periodic tenancies with no fixed end date (Renters' Rights Act 2025). Apart from rent, and any bills your tenancy agreement says you pay (such as utilities and council tax), the payments below are the only ones we or your landlord can ask you for.

Rent cannot be requested until you have signed your tenancy agreement, and no more than one month's rent (or 28 days' rent for a weekly tenancy) can be paid before the tenancy starts.

Fee	Amount	Details
 Holding deposit Per tenancy	One week's rent	Reserves the property while checks are done. It will be withheld only if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right to Rent check, provides materially significant false or misleading information, or does not take all reasonable steps to sign the tenancy agreement (and any Deed of Guarantee) within 15 calendar days, or another Deadline for Agreement agreed in writing. Otherwise it is credited to your first rent with your agreement, or refunded within 7 days.
 Tenancy deposit Annual rent under £50,000	Five weeks' rent	Covers damage or defaults on the part of the tenant during the tenancy. Protected in a government-approved scheme within 30 days.
 Tenancy deposit Annual rent of £50,000 or more	Six weeks' rent	Covers damage or defaults on the part of the tenant during the tenancy. Protected in a government-approved scheme within 30 days.
 Unpaid rent	Interest at no more than 3% above the Bank of England base rate	Charged only on rent that is more than 14 days late, from the date the rent was due until it is paid.
 Lost key(s) or other security device(s)	Actual cost	The actual cost of replacing any lost key(s) or other security device(s). If the loss means locks need to be changed, the actual cost of a locksmith, new lock(s) and replacement keys for you, the landlord and any other people who need keys. We will give you written evidence of the costs.
 Variation of contract At your request	£50 per agreed variation	Covers taking the landlord's instructions and preparing and signing new legal documents.
 Change of sharer At your request	£50 per replacement tenant, or any reasonable costs incurred if higher	Covers taking the landlord's instructions, referencing and Right to Rent checks for the new tenant, deposit registration, and preparing and signing new legal documents. If our reasonable costs are higher than £50, we will show you evidence.

Fee	Amount	Details
 Early termination At your request	The landlord's re-letting costs and rent until a replacement tenancy starts	If you ask to leave earlier than your notice would allow and the landlord agrees, you pay the landlord's costs of re-letting the property and the rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

There are no other fees. You will never pay us for referencing, admin, inventory, check-in, check-out or renewals, and you cannot be required to buy insurance or use a particular service.

Your protection

- Client money protection: **Michael Anthony Lettings Ltd and Michael Anthony (Leighton Buzzard) Lettings Ltd** are both members of the **Propertymark Client Money Protection** scheme (scheme refs C0136056 and C0138127).
- Redress: both companies are members of **The Property Ombudsman** redress scheme (membership no. T08285), which provides redress in the unlikely event that a dispute cannot be resolved.
- Deposits we hold are protected with **TDS Custodial**.
- Data protection: ICO registrations **ZB324433** (Michael Anthony Lettings Ltd) and **ZB543382** (Michael Anthony (Leighton Buzzard) Lettings Ltd).

Complaints

Please tell us first: our complaints procedure is available on request from either of our offices. If you are still unhappy, you can refer your complaint to The Property Ombudsman (tpos.co.uk).

Your local council enforces the Tenant Fees Act 2019 and can help if you think you have been charged a fee that is not allowed.

Who we are

Michael Anthony is the trading name of Michael Anthony Lettings Ltd (Aylesbury) and Michael Anthony (Leighton Buzzard) Lettings Ltd (Leighton Buzzard). Registered office for both companies: 31 High Street, Winslow, MK18 3HE. This schedule applies to both offices and is available on request from either of them, or by email to lettings@michaelanthony.co.uk.

If anything in this schedule differs from your tenancy agreement, please ask us. This schedule replaces all earlier tenant fee schedules. Version: October 2026.