

TENANT FEES & PAYMENTS

2027 TENANT GUIDE | MANHATTAN ESTATES

BEFORE YOUR TENANCY

Rent

Rent is payable at the amount and frequency set out in your signed tenancy agreement. For a standard monthly tenancy, up to one month may ordinarily be requested in advance after signing and before commencement.

As advertised

Refundable tenancy deposit

Five weeks' rent, held in a government-approved tenancy deposit protection scheme. The amount is calculated from the agreed rent and is subject to the applicable statutory limit.

5 weeks' rent

Refundable, subject to lawful deductions

Holding deposit

Manhattan Estates does not request a holding deposit to reserve a rental property.

£0

Not charged

TENANCY CHANGES & DEFAULT PAYMENTS

Tenant-requested tenancy changes

For a variation, assignment or novation requested by the tenant. A higher amount is payable only where reasonable additional costs can be evidenced in writing.

£50

Including VAT

Lost keys, fobs or security devices

Reasonable replacement costs actually incurred and supported by written evidence, where provided for in the tenancy agreement.

Actual cost

Reasonable and evidenced

Late payment of rent

Interest may be charged only when rent has been outstanding for at least 14 days, where the tenancy agreement provides for this.

Base rate + 3%

Maximum annual interest; daily calculation

Late-rent calculation Interest is applied only to overdue rent, calculated daily from the original due date once the 14-day threshold is met, at no more than three percentage points above the Bank of England base rate.



FURTHER PAYMENT INFORMATION

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ENDING A TENANCY

Early termination / insufficient notice

Where a tenant requests an agreed early surrender or does not give the required notice, any permitted payment is assessed against the landlord's actual loss and is capped at rent that would otherwise have been payable during the valid notice period.

Permitted loss

Assessed individually

Proportionate calculation The amount is calculated pro rata where appropriate, taking account of rent already paid and any replacement rent, so the same loss is not recovered twice.

OTHER PERMITTED PAYMENTS

Utilities, communications and council tax

Payments for utilities, communications services, council tax and a TV licence where applicable under the tenancy agreement and permitted by law. These are ordinarily payable to the relevant supplier or authority.

As applicable

Under the tenancy agreement

TENANCY DEPOSIT & FAIR CHARGING

- The tenancy deposit is protected in a government-approved scheme and is not automatically forfeited for breaches or short notice.
- Any proposed deduction must relate to a lawful liability, be justified by evidence and remain subject to the deposit scheme's dispute process.
- No separate charges are made to tenants for referencing, standard tenancy administration, inventory preparation or check-in services.
- Default fees for lost keys or late rent apply only where provided for in the tenancy agreement.

INFORMATION & INDEPENDENT REDRESS

Fees and VAT Where a fixed agency charge is shown, the amount includes VAT. Variable payments are limited to the amounts permitted by law and supported by appropriate evidence.

Independent redress Manhattan Estates is a member of The Property Ombudsman (TPO). Details of our complaints procedure are available on our website.

Legal framework Tenant Fees Act 2019, as amended by the Renters' Rights Act 2025. This guide is intended for permitted payments in England and should be read alongside your signed tenancy agreement.

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