Fitz & Knox Fee Schedule: For new Occupation Contracts signed on or after 1st August 2026

Item	Fee
Holding Deposit	£99
Tenancy Deposit	A zero-deposit option may be offered, subject to fully satisfying referencing requirements. If the requirements are not fully met, a deposit equivalent to five weeks' rent will be required. This deposit is to cover any potential damages to the property or any defaults by the contract holder during the tenancy.
Late Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. NB. This will not be levied until the rent is more than 7 days in arrears.
Written Statement Copy	£5.00 inclusive of VAT
Legal Costs	Legal costs may be payable only in the event of a serious breach and are limited to reasonable and proportionate costs recoverable in law as proven by invoice.
Court Fees (Only if ordered by a court)	Court fees may become payable only where legal proceedings are issued as a result of a serious breach of the occupation contract. Any court fees will be set by the court and may be recoverable from the contract-holder only if ordered by the court.
Lost key(s) or other Security Devices	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.
Early Termination of a Contract	Early termination of a contract will be considered by the agent/landlord, and negotiations on any cost will be determined based on individual circumstances. However, it should be noted that there is no guarantee that the landlord will agree to a proposed early termination, and where no such agreement is made, the tenant (contract-holder) will remain liable for the total sums required under the occupation contract. The landlord is fully within their rights to expect payment for the entirety of the tenancy.
Storage Costs	These will be based on actual costs incurred by the Landlord to remove, store and dispose of left belongings as needed.
End of Tenancy Full Clean	Indicative cost: Studio £132 inclusive of VAT 1 Bed Flat £144 inclusive of VAT Final cost will be based on quotation taking into account fair wear and tear.
Cleaning of individual items / rooms	Limited to the reasonable and evidenced cost incurred
Redecoration / Repairs due to damages	Based on a quotation taking into account fair wear and tear.
Replacement of items	Based on a quotation taking into account fair wear and tear. Please see our Replacement Costs document for indicative costs.

Please ask a member of our Residents' Team if you have any questions about our fees.

We are members of:

- The Propertymark Client Money Protection Scheme. www.propertymark.co.uk
- The Property Redress Scheme Membership No: PRS013082. https://www.theprs.co.uk/

For more information click here to visit the FAQ section of our website.