



Deposits Explained

Holding deposit

The holding deposit, equal to one week's rent, is paid at the application stage to hold the property while reference checks are completed. This amount is collected once the landlord accepts your application and is held along with your registered Tenancy Deposit.

Tenancy Deposit

By law, any money taken for a tenancy deposit must be registered with an approved tenancy deposit protection scheme. At StephensonsRural, we use TDS (Tenancy Deposit Scheme), a government-approved deposit protection service in England and Wales, operated by The Dispute Service Ltd. Established in 2003, TDS is the longest-serving government-approved deposit protection scheme and the only not-for-profit scheme.