



## Tenant Fees

### During your Tenancy

Amendment Fee: £50.00 (inc VAT)

*Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.*

Change of sharer: £50.00 (inc VAT)

*To cover the costs associated with taking Landlord's instructions, new tenant referencing and right to rent checks, deposit registration, as well as the preparation and execution of new legal documents.*

### Other Fees and Charges

#### Lost Key(s) and Security Device(s):

*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 costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).*

#### Early Termination

*Should the Tenant(s) wish to leave their contract early, they shall be liable to pay the Landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of the replacement of the tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.*

#### Unpaid Rent / Returned Payments

*Charged at 3% above the Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Please note: this will not be levied until the rent is more than 14 days in arrears.*

These fees apply to all new tenancies that commence from 1<sup>st</sup> June 2019 onwards.