



CHARGES PAYABLE BY TENANTS

(As permitted under the Tenant Fees Act 2019)

All Charges are inclusive of VAT at the prevailing rate

1. Rental Default

Under the terms of your tenancy agreement you are responsible for ensuring that the rent is paid in full on the due dates and in the event of any default, you shall pay to the Landlord interest at the rate of 3% per annum above Bank of England base rate from time to time on any rent or any other money payable under this Agreement remaining unpaid for more than 14 days after the day on which it became due.

2. Lost Key(s) or other Security Device(s)

Tenants are liable for 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 and 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).

3. Variation of Contract (Tenant's Request) - £50 (Inc. VAT) per agreed variation

To cover the costs associated with seeking the landlord's approval as well as the preparation and execution of new legal documents.

4. Change of Sharer (Tenant's Request) - £50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher

To cover the costs associated with seeking the landlord's approval, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

5. Early Termination (Tenant's Request)

Subject to the landlord's approval, should the tenant wish to leave the property before the end of the contractual period, they shall be liable for the landlord's reasonable costs in re-letting the property as well as all 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.

Client Money Protection Scheme - RICS Client Money Protection Scheme, Firm reference: 001232

Redress Scheme - The Property Ombudsman - Membership number T01697