

TENANT FEES from 1 June 2019

TENANT CHARGES	Including VAT
Security Deposit (per tenancy, rent under £50,000pa)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy, rent over £50,000pa)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid 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. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost key(s) or other 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. We reserve the right to charge £15/hr for work carried out under exceptional circumstances.
Variation of Contract (Tenant's request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
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 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.
Early Termination (Tenant's request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's 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.
Damage to the property, fixtures and fittings, or for missing items	The tenant is liable for the cost to the landlord (charged at contractor's cost)
Missed contractor appointment	The tenant is liable for the cost to the landlord (charged at contractor's cost)

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