

Tenant Fees and Charges

In accordance with **Tenant Fees Act 2019**, only the following fees will be chargeable during your tenancy:

Referencing, Administration, Inventories and Check-outs - FREE OF CHARGE

DEFAULT FEES

Loss of key or other security device

Where a tenant loses key/security device or through their actions causes a requirement for the locks to be changed and new keys cut, the tenant will be liable for the actual costs of new keys and/or locks.

Late Rent Payments

If the rent payment is in excess of 14 calendar days late according to when the rent falls due, then the landlord/letting agent can charge 3% above the Bank of England base rate in interest on the late payment of rent for each day that the payment is outstanding.

VARIATION, ASSIGNMENT OR TENANT CHANGE

If the tenant requests a change to the existing tenancy agreement (for example, to have a pet or a change of sharer), and where approved by the landlord, there will be a charge of £50 (inc VAT) levied on the tenant. In certain circumstances, this charge could be higher, where direct costs incurred as a result of the tenants specific request exceed £50. You will be advised of this at the time and invoices provided to show evidence of the reasons for any amount over the £50.

Pets - a landlord may charge an increase in the payable rent to account for additional wear and tear

EARLY SURRENDER OF A TENANCY

If, during a fixed term tenancy, a tenant puts forward a request to end the tenancy earlier than is permitted according to the tenancy agreement, then the following will apply:

Landlord Consent Required - the process could only begin if the landlord approves the request.

Remarketing of the property - there can be a reasonable charge for the remarketing of the property and referencing and inventory costs in order to put a new tenant in the property. These will be proposed as deposit deductions when you leave the property.

Tenant liability for the rent - you will be liable for the full rent up until the last day of your contract or the day before a new tenant moves into the property and starts paying the rent - whichever comes first.

CONTRACTOR CHARGES

Where a tenant reports a maintenance issue and a contractor visits to find either the problem does not exist or the cause of the problem was through tenant neglect, then the contractors charge for the visit may be charged to the tenant through deposit deductions when they leave the property. Similarly, if a contractor is booked to carry out a maintenance job and the tenant cancels the visit without giving sufficient notice and therefore causing a charge to be levied by the contractor - this cost will be recovered through deposit deductions when they leave the property.