

# TENANT FEES SCHEDULE

## Tenant Request for Early Termination

During a tenancy, if a tenant decides they wish to leave their contract early, they shall be liable for the Landlords costs of reletting the property. Tenants will remain liable for the rent, council tax and all other utilities as per the terms of the tenancy agreement until the start date of the new tenancy or the end of the term whichever is the soonest. The tenant will be liable for the landlords cost of re-letting at £200 + VAT (£240 inc VAT) payable to The Gray House at commencement of marketing.

## Rent Arrears / Returned Payments

If the tenant falls in to rent arrears they will be liable for the cost of £25 + VAT (£30 inc VAT) per letter, per telephone call or per email (payable to The Gray House) where we have to request payment. This fee covers the agent's costs in chasing the tenant for unpaid rent that is due.

## Missed Appointments

Where the agent has made a pre arranged appointment with the tenant but the tenant fails to attend or allow access this will result in a missed appointment charge for the agent's time at £25 + VAT (£30 inc VAT) per missed appointment. This includes any pre arranged routine inspection plus any additional costs incurred such as contractor charges payable to The Gray House.

## Purposeful or Avoidable Property Damage

Where the tenant has caused damaged to a property that is purposeful or otherwise avoidable the tenant will be liable for the full cost of rectifying any damage to the landlords property (as per a contractors invoice) plus the agent's cost of arranging permission, obtaining quotes, arranging contractors and any associated travel costs at £25 + VAT (£30 inc VAT) payable to The Gray House.

## Emergency / Out of Hours Call Charges

Where the purposeful or otherwise avoidable actions of a tenant causes the agent or nominated contractor to attend the property outside of normal working hours the tenant shall be liable to cover the agents time to rectify the situation at £25 + VAT (£30 inc VAT) per visit plus the actual cost of contractor invoices to rectify the damage payable to The Gray House.

## Lost Key(s) / Entry Fobs / Security Devices

Should the tenant lose any key(s), entry fobs or other security devices relating to the property, the tenant will be liable for the actual cost of replacing these items in addition to the cost of any contractor invoices for lock changes, locksmith call out charges, the cost of reprogramming and replacement fobs and all or other security devices that require replacing (payable to The Gray House).