

TENANT FEES SCHEDULE

Tenant Request for Early Termination

If the contract holder(s) request to leave their contract early (being after the contract start date but before the fixed term contract expiry date), The Contract Holder(s) will be liable for the reasonable costs incurred by the Landlord in ending the tenancy early and re-letting the property. These costs will be evidenced in writing and will not exceed the financial loss suffered by the Landlord as a result of the early termination, Such costs may include (but are not limited to) reasonable letting fees, marketing costs, referencing, and preparation of inventory and schedule of condition where required as well as the rent due under the tenancy, council tax and utilities until the start date of the replacement tenancy or the end of the fixed term whichever is the sooner. The new contract must be simultaneous with the end of the current contract so there is no void period for the landlord and the occupancy runs concurrently (A).

Missed Appointments

Where the actions of the contract holder(s) results in a missed appointment such as refusal of entry or not being home to allow entry for a pre-arranged appointment, the contract holder (s) is liable for any charges or reasonable costs incurred by the landlord as a direct result of the missed appointment (e.g. contractor call-out charges), to be evidenced in writing / copy invoice (A).

Purposeful or Avoidable Property Damage

Contract holder(S) are liable to the actual cost of remedying damage incurred (as detailed in a contractor's invoice) Limited to contractor invoice, materials, necessary associated costs (if evidenced) to be evidenced in writing / copy invoice (A)

Emergency / Out of Hours Call Charges

Where the actions of the Contract Holder(s) result in a contractor attending the Property outside of normal working hours, the Contract Holder(s) will be liable for the reasonable and evidenced costs incurred, including contractor call-out charges, where the issue arises from the Contract Holder(s)' actions.

Lost Key(s) / Entry Fobs / Security Devices

Contract holder(s) are liable to the actual cost of replacing any lost key(s) or other security device(s) the actual costs of any locksmith, actual cost of any key cutting/ new lock and replacement keys for the contract holder(s), the landlord, the agent and any other person requiring keys will be charged to the contract holder(s) to be evidenced in writing / copy invoice (A)