

20. Fee Schedule

Item	Charge
Tenancy Deposit	£150
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. NB. This will not be levied until the rent is more than 14 days in arrears.
Lost key(s) or other Security Devices	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 cost of a locksmith / engineer, 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).
Tenancy Surrender/Tenancy Takeover (Tenant's request)	In the event a Tenancy Surrender /Takeover is agreed, the tenant will be liable for the landlords's costs in re-letting the property as well as all rent due until agreed surrender date. These costs will be no more than £50 (inc. VAT) per agreed variation. To cover the costs associated with the preparation and execution of new legal documents.

Item	Charge
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.
Site Attendance Out of Hours	£37.00 inc. VAT

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