

21. Fee Schedule

Item	Charge
Holding Deposit	£0 inc. VAT
Security Deposit	£0 inc. VAT
Late 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.
Legal Costs	Legal costs may be payable only in the event of a serious breach and are limited to reasonable and proportionate costs recoverable in law as proven by invoice.
Court Fees (Only if ordered by a court)	Court fees may become payable only where legal proceedings are issued as a result of a serious breach of the occupation contract. Any court fees will be set by the court and may be recoverable from the contract-holder only if ordered by the court.
End of Tenancy Full Clean	Ensuite Room £51.90 inclusive of VAT. Studio £137.40 inclusive of VAT Kitchen £261.60 inclusive of VAT.
Cleaning of individual items	Limited to the reasonable and evidenced cost incurred.
Redecoration	Based on a quotation taking into account fair wear and tear.
Copy of Written Statement	£5 inc. VAT per additional copy requested.
Changes to a Tenancy (Tenant's request)	When a tenant requests it, Landlords can charge to vary, assign or replace a tenancy but this payment cannot exceed £50 (including VAT) or reasonable costs if higher. This charge is per agreed variation to cover the costs associated with the preparation and execution of new legal documents. Landlords must provide receipts and supporting evidence to demonstrate any costs in excess of £50.

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Early Termination of Tenancy (Tenant's request)	Early termination of a contract will be considered by the agent/landlord, and negotiations on any cost will be determined based on individual circumstances. However, it should be noted that there is no guarantee that the landlord will agree to a proposed early termination, and where no such agreement is made, the tenant (contract-holder) will remain liable for the total sums required under the occupation contract. The landlord is fully within their rights to expect payment for the entirety of the tenancy
Storage Costs	These will be based on actual costs incurred by the Landlord to remove, store and dispose of left belongings as needed.
Laundry Costs	Standard Eco Wash £3.80. Extra Wash £4.30. Extra Wash & Rinse £4.80. Full Cycle dry £2.80. Last blast dry £0.70. All inc. of VAT *These costs may be subject to change by the laundry provider at any time.
Repairs due to damages	Based on a quotation taking into account fair wear and tear.
Replacement of items	Based on a quotation taking into account fair wear and tear. Please see our Replacement Costs document for indicative costs.
Site Attendance Out of Hours	£37.00 inc. VAT

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