

**Late payment of rent** (cost to be calculated)

Late payment of rent which is more than 14 days overdue can be charged at 3% above the Bank of England's annual percentage rate.

Lost Key or Security Device (cost to be calculated)

The cost of the replacement of a lost key or security device giving access to the housing will be chargeable to the tenant.

Changes to the Tenancy (£50)

Where a tenant requests a change to the tenancy agreement (e.g. a change of sharer or permission to keep pets on the property)

Early Termination of Contract (cost to be calculated)

If a tenant requests to leave before the end of their tenancy the Landlord and Agent will charge an early Termination fee. The amount due will not exceed the rent they would have received before the tenancy reaches its end. With both the Landlords and Tenants agreement we will attempt to re let the property in order the current Tenant can end their tenancy early. The termination fee may include fees incurred by the Landlord and Agent for Marketing and Referencing new tenants. The cost would be calculated based on the rental value, marketing and Referencing costs and the start date of the new tenancy if found and this will be offered to the tenant prior To re-marketing.

Council Tax, Utility and Communications Services (charged at value of bill)

Tenants are responsible for paying bills in accordance with the tenancy agreement Including council tax, utility payments (gas, electricity, water) and communication services (Broadband, TV, phone).

All prices include VAT @ 20%