

# tenant fees.

Security Deposit	<b>£150 per Tenant</b> This covers damages or defaults on the part of the Tenant during the Tenancy. £150 per Tenant is our standard deposit, however, some Landlords do request a larger deposit, if this is the case we will inform potential Tenants
Unpaid Rent	Interest will be charged at 3% above the bank of England Base Rate from the Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears
Lost Keys or other Security Devices	Tenants are liable for the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. In addition to the actual cost of the keys, security devices or locks there will be a charge of £40 including VAT for the time taken in replacing keys and devices or organising for locks to be changed. The any call-out is £30 during office hours and £50 outside of office hours.
Variation of a Contract (Tenant's request)	<b>£50 including VAT</b> per agreed variation to cover the costs associated with taking the Landlords instructions as well as the preparation and execution of new legal documents
Change of Sharer (Tenant's request)	<b>£50 including VAT</b> per replacement Tenant of any reasonable costs incurred if higher to cover the costs associated with taking Landlord's instructions, new Tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents
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, if it is possible to re-let the property. These costs will be no more than the maximum amount of rent outstanding on the Tenancy

**Please ask a member of our team if you have any questions about our fees**