

## Tenant Fees 2022

Holding deposit for the property, calculated at monthly rent divided by 4.35

Cleaning fee of £150 will be charged for any property not cleaned to an appropriate standard, a further fee of £50 will apply for any hobs, grills and ovens not cleaned with the evidence of food or grease – Not VAT applicable

Replacing the locks and cutting new keys if any keys are not returned to the Landlord or Landlord's Agent when the tenant moves out, or lost keys during tenancy from £96 inc. VAT

Missed appointments may be charged at contractors call out rate from £48 inc VAT

Visit to boiler due to meter has been allowed to run out of credit balance from £48 inc VAT

Pay all costs in respect of any application for any consents under any of the provisions of the tenancy, at a rate charged by the provider, including VAT if applicable

Pay the Landlord's costs, legal and otherwise, including VAT and disbursements in any and all of the following circumstances:-

- enforcing or attempting to enforce (whether by legal process or otherwise) the provisions of this agreement,
- recovering rent or other monies payable under the provisions of this agreement,
- recovering possession of the property, whether because of the Tenant's default or otherwise, actions arising out of any breach, non-performance or non-observance by the Tenant of the provisions of the agreement.

Any excess on the Landlord's insurance if the claim results from the negligence, misuse or failure of the Tenant or any of his visitors or friends, as quoted including VAT, if applicable

Removal of all vermin, pests and insects, if infestation occurs during the Term, woodworm and wood boring insects excepted from £60.00, not VAT applicable

Periodic emptying and cleaning of the cesspit or septic tank servicing the Property, if applicable, at a cost quoted including VAT if applicable

Pay a charge of £20 to the Landlord's Agent for any payment presented to the Landlord's Agent's bank but returned, refused or re-presented by the bank for any reason. This fee will be payable for each presentation which fails, no VAT applicable

Carbon Monoxide Detectors – if not left at property upon vacation £40 each inc VAT

Changes to existing tenancy – addition or removal of person £75 each inc VAT

Payments can be made by cash or bank transfer as stated on the application form