

Tenant Fees.

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<p>Lost Keys or other Security Devices</p>	<p>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 £10 including VAT for the time taken in replacing keys and devices or organising for locks to be changed</p>
<p>Unpaid Rent</p>	<p>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</p>
<p>Variation of a Contract (Tenant's request)</p>	<p>£50 including VAT per agreed variation to cover the costs associated with taking the Landlords instructions as well as the preparation and execution of new legal documents</p>
<p>Change of Sharer (Tenant's request)</p>	<p>£50 including VAT 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</p>
<p>Early Termination (Tenant's request)</p>	<p>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</p>