

Tenant Fee Schedule

The Tenant Fees Act 2019 applies to this agreement and it controls what fees can and cannot be recovered from you by us and our Managing Agents.

This schedule sets out the fees you might be charged in certain circumstances. You should also refer to the main agreement for details of circumstances in which you might be expected to compensate us for breaching the terms of the agreement by paying damages or circumstances in which we will be entitled to charge you a default fee or interest.

Permitted fee schedule

The only sums we can charge you in connection with the tenancy are:

- a) rent;
- b) a security deposit which we are obliged to protect with a government approved scheme;
- c) a holding deposit (to reserve the property);
- d) fees relating to changing, at your request, the terms of the tenancy that we have agreed;
- e) an early termination fee in circumstances where you seek to bring the tenancy to an end early, either before the end of the fixed term of the agreement or without giving the required notice to quit once the tenancy has become a statutory periodic tenancy (this does not include your valid operation of a break clause if the main agreement includes one).
- f) payments in respect of utilities, communication services, TV licence and council tax, in accordance with separate clauses set out in the main agreement; and
- g) default fees for late payment of rent and replacement of a lost key/security device, in accordance with separate clauses set out in the main agreement.

In relation to point **d** above, the following is a non-exhaustive list of changes that could result in you having to pay a fee to us or our Managing Agents if you request and we agree to:

- a variation to the agreement to allow you to keep a pet in the premises
- a change to the identity of the tenants in the agreement (this includes adding, substituting and/or removing a person or people);
- permission for the agreement to be varied so as to allow you to carry out works to the premises such as redecoration works which are not permitted by default in the agreement;
- permission for the agreement to be varied so as to allow you to run a business from the premises;
- permission for the agreement to be varied so as to allow you to sub-let or sub-licence the premises;
- permission for the agreement to be varied so as to allow a permitted occupier to occupy the property along with the named tenants in the agreement; and
- a change to the arrangement that necessitates a new agreement being entered into (this is also known as “novation”), although this does not include the renewal of this agreement at the end of its term.

For the avoidance of doubt, we are entitled to charge a fee in relation to any request you make and which agree for a change to the tenancy agreement and the above list has been compiled by way of guidance only as to the type of requests and fees we consider are most likely to apply.

In relation to any request under point **d** above, we are entitled to charge you £50 (including VAT) or if those costs exceed £50 (including VAT) we can charge our reasonable costs. This is in consideration for our costs incurred in dealing with the changes required to be made to the agreement as result of your request.

In relation to **e** above, we are entitled to charge an early termination fee if we agree to any request from you to the tenancy being brought to an end early. Any early termination fee that we charge will not exceed the financial loss that we, as your landlord, suffer in permitting the early termination of the agreement, or the reasonable costs that our Managing Agents incur in arranging for you to leave the premises early.

Important notice: Nothing in this Attachment should be read as permitting any changes to the main agreement or be taken as giving any warranty that requests to vary the main agreement will be agreed or consented to. We will however consider any reasonable requests that are made.