

TENANT FEES SCHEDULE



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Early Termination (Tenants 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 rent due under the tenancy until the start date of the replacement tenancy. These costs will be more than the maximum amount of rent outstanding on the tenancy.

Rent Arrears

The Tenant shall pay to the Landlord interest at the rate of 3% per annum above the Bank of England base rate from time to time on any rent or other money payable under the Agreement remaining unpaid for more than 7 days after the day on which it became due unpaid rent. (Section 8.1.2 of tenancy terms).

Lost Keys

Where due to any act or default by the Tenant it is reasonable for the Landlord to replace or change the locks in the Premises, the Tenant shall indemnify the Landlord for any actual costs that may be incurred. (Section 8.12.4 of tenancy terms).

Missed appointments

Where the actions of the tenant results in a missed appointment, the tenant is liable for the actual charges incurred (such as contractor charges).

Avoidable or purposeful damage to the property

Tenants are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice).

Emergency/out of hours call-out fees

Where the actions of the tenant results in the agent (or their nominated contractor) attending the property outside of normal office hours, any actual costs incurred (such as contractor invoices).

Insurance

Not to do anything which might cause the Landlord's policy of insurance on the Premises or on the Fixtures and Fittings, to become void or voidable or causes the rate of premium on any such policy to be increased. The Tenant will indemnify the Landlord for any sums from time to time paid by way of increased premium and all reasonable expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision. The Tenant's belongings within the Premises are his and are not covered by any insurance policy maintained by the Landlord. (Section 8.4.1 of tenancy terms).

Utilities

The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key without the Landlord's prior written consent, such consent not to be unreasonably withheld. If the Tenant changes the supplier of the utilities then he must provide the name and address of the new supplier to the Landlord or his Agent immediately and ensure that the account is returned to the original supplier at the termination of the Tenancy. To indemnify the Landlord for any costs reasonably incurred by the Landlord in reinstating the facilities for the supply of utilities commensurate with the facilities that exist as at the Commencement Date. (Section 8.9.4).

INDEPENDENT REDRESS :

www.tpos.co.uk

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www.propertymark.com

