

## TENANTS' SCALE OF FEES

### **Tenancy Deposit (applicable to annual rent of under £50,000)**

This is capped at five weeks' rent and covers damages and defaults on the part of the tenant as detailed in our tenancy agreement.

Example: Rent is £1000 per calendar month

$$1000 \times 12 / 52 \times 5 = \pounds 1153.84$$

Not including the pence, the deposit would be £1153

### **Rent Arrears**

The Tenant shall pay to the Landlord interest at the rate of 3% per annum above the Bank of England base rate on any unpaid rent. This will not be charged until the rent is more than 14 days in arrears.

### **Lost Key(s) or other Security Device(s)**

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). 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 and any other persons requiring keys will be charged to the tenant.

### **Alteration to an Existing Tenancy Agreement (at Tenant's Request)**

£45 (including VAT) per agreed alteration or replacement tenant, and subject to the landlord's approval.

### **Early Termination (at Tenant's Request)**

Should the tenant wish to leave the property before the end of the tenancy agreement, and subject to the landlord's approval, the tenant will be liable for costs incurred in re-letting the property as well as for any rent due under the terms of the tenancy agreement up until the day before a new tenant takes occupation. We will provide an estimate in these circumstances.

Please ask a member of the Hamilton Graham team if you have any queries about our scale of fees.

