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Agents Standard Fee Rates

This document sets out the Agents current Standard Fee Rates

These rates are subject to change. The fees set out below exclude any VAT or other taxes applicable. Where the Landlord Changes these rates, a copy of the updated fee rates will be notified to the Tenant or posted in the Communal Areas.

Fee	Amount	Details of when the fee becomes due
Late Payment Fees	£100	This fee is charged where Rents, or other payments due under the tenancy agreement are not received within 48 hours of due date, by the Landlord/agent.
Payment Processing Fees	£20	This fee is charged to cover the cost of processing any payments made and can involve the following: checking, recording, updating, hire of terminals, transfer charges, currency conversion charges, bank charges.
Agent Visit Fees	£150 per visit	This fee is charged for each visit that the Landlord, its employee, contractor or agent visits the Room as a result of a late payment of Rents or other payment due under the tenancy agreement.
Unreferenced/Insufficient Payment Fee	£60 per unreferenced payment £60 per insufficient payment	This fee is charged where a payment is made by the Tenant or on the Tenant's behalf without the correct reference. Or incorrect amount. Each payment to the Landlord must be accompanied by the correct reference and amount.
Lock Out Fee	£50 This fee must be paid in cash at the time that access is provided	This fee is charged where the Tenant requires the Landlord to provide access to the Building or Property.
Key and/or fob Replacement Fee	£40 per replacement key £20 per replacement fob This fee must be paid in cash at the time that the replacement keys or fobs are provided	This fee is charged to provide replacement or additional keys or fobs including where the Tenant fails to return their keys or fobs at the end of the Term.
Pests Fee	£250 per visit	Where any pests are found in the Room such as (but not limited to) bed bugs, the Landlord will charge £250 per visit to eliminate the problem.
Contract Amendment Fee	£100	This fee is a fee for making amendments or variations to the tenancy Agreement. This fee does not apply to contract renewals
Cleaning Call Out Charge	£200	This fee is the minimum charge to arrange to clean the Room and/or the Building where the Tenant has failed to comply with its obligations under 10.2.9 or 20.1.
Fair Use Fee	£50 per month	This fee is charged where the Fair Use Policy for bills has not been complied with in the Building and is chargeable to each Tenant.

