



## TENANT FEES SCHEDULE

This applies to all tenancies at The Mill, managed for Tirion Investments Limited and supercedes any contractual clauses in the tenancy agreement

<b>Holding Deposit</b> (per tenancy)	<b>One week's rent.</b> This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
<b>Security Deposit</b>	One month's rent plus £100 This covers damages or defaults on the part of the tenant during the tenancy
<b>Late Rent Fee</b>	Nil, we longer charge these fees
<b>Lost Key(s) or other Security Device(s)</b>	Tenants are liable to 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.

The following charges are charges that may arise under the tenancy agreement if the tenant breaches a term of the tenancy. The exact charges are unknown as they will be dependant on the individual circumstances of each case and the costs of re-instatement or of taking action to remedy the issue. Where we intend to impose these charges, we will write to the tenant giving notice of our intention to do so. The tenant will then be given 28 days by which to make representations why the charge should not be imposed. If the tenant disputes the charge it will be sent to a senior manager of our organisation for final determination. If the tenant still remains, dissatisfied, they can then use our complaints procedure.

**Potential Repair Costs** Tenants will be responsible for paying for any repair, redecorating and cleaning required by The Landlord if The Property is left in a poor condition.

(This also applies to any fixtures, fittings or any other item in The Property belonging to The Landlord, or if The Tenant or a member of The Tenant's household or a visitor was careless or at fault, or neglected The Property.

The Tenant is responsible for accidental damage to The Landlord's property, furniture, fixtures, and fittings and undertakes to repay or arrange for adequate insurance to cover the repayment to The Landlord all sums not payable by The Landlord's insurers, or any excess sum payable under The Landlord's insurance policy, in respect of any damage or loss to The Property or the contents arising as a result of accidental damage misuse or negligence by The Tenant or any invitee of The Tenant, or of any default or breach of any of the Terms of this Agreement.

**Legal Costs ordered by the court.**

If the landlord has to take legal action against the tenant, the tenant will be responsible for paying the Landlord, the reasonable legal costs and expenses (including VAT), as determined by the court should the agent (or landlord or professional advisors) be successful in bringing a case against a tenant in the enforcement or remedy of any breach of The Tenant obligations under this agreement.

**Condition Of Property**

The tenant may be charged fees if the landlord has to undertake any necessary work where the tenant has failed to fulfil their obligations to look after the property and/or the communal areas.

The relevant tenancy clauses state; the property and (if applicable) any communal areas must be kept in a clean and tidy condition. The Tenant must maintain the interior decoration of The Property to the reasonable satisfaction of The Landlord, any decoration should be returned to a neutral colour prior to vacating. You are not permitted to wall paper the interior of The Property. The Tenant should carry out promptly all necessary repairs to The Property other than those that are the responsibility of The Landlord. If The Tenant fails to fulfil these obligations The Landlord has the right to undertake any necessary work and recharge The Tenant and The Tenant will pay the recharge for such work within 14 days of demand by The Landlord.

The Tenant must keep The Property clean and free from rubbish. If they do not, The Landlord will charge The Tenant for any work The Landlord needs to do because of this, such as removing rubbish and The Tenant agrees to pay any recharge for such work within 14 days of demand by The Landlord.

**Satellite Dishes, Aerials, Security Lighting And CCTV**

The Tenant must remove any satellite dish, aerial, security lighting, CCTV or device which The Tenant has put up or hung from The Property in breach of this agreement within 14 days of demand, or will permit The Landlord to remove it and pay within 14 days of demand the cost of removal, and The Landlord's costs of repairing any damage caused to The Property by the fixing, maintaining or removal of such satellite dish, aerial, security lighting, CCTV or device.

If you have any questions on our fees, please ask a member of staff.

Client money protection:



Independent redress scheme:

