

2a Third Avenue, Oldfield Park, Bath BA2 3NY

Tel: 01225 466 525 (option 2)

Madison Oakley Lettings - Tenants Charges List:

All fees listed below are subject to VAT

VAT registration number: 412609619

Security Deposit (per tenancy. Rent under £50,000 per year) – 5 week’s rent (e.g. £1,200 per month rent = £1,384 (rounded down)). This covers any damages or defaults on part of the Tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) 6 week’s rent (e.g. £1,200 per month rent = £1,661 (rounded down)). This covers any damages or defaults on part of the Tenant during the tenancy.

Variation of contract (Tenants request) – £50 inc. VAT. This covers the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

Change of sharer (Tenants request) i.e. swapping one tenant for another, removing a tenant or adding a tenant after a tenancy has been created – £50 inc VAT payable by outgoing tenant (removal or swapping only) or incoming tenant (adding only) to cover taking landlord’s instructions, new tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination or surrender of tenancy (Tenants request) – Liable for the landlord’s costs to re-let the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Lost Key(s) or other Security Device(s) Charges:

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. If the tenant incurs extra costs e.g. if they have locked themselves outside of Mon-Fri 9am-6pm exc. bank holidays working hours a charge of **£15 inc VAT** per hour for agent’s labour.

PTO

Madison Oakley Lettings

PARTNERS: W. Bell-Knight, A. Chivers, S. Coles, H. Rowley, K. Tossoun, M. Taylor & C. Gilliland

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Unpaid Rent Charges:

If rent is received/contributed regularly by more than one person the charges apply to each person/contribution e.g. if five tenants share the rental payment and are all late, they each incur a late fee per person

Interest at 3% above the Bank of England Base Rate from the Rent Due Date until paid.

This is the cost to pursue non-payment of rent. This will only be levied if the rent is more than 14 days in arrears.

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Please note these fees are current as of 1st June 2019 following the Tenants Fees Act 2019 coming into force. They are subject to periodic review and will be amended by future legislation and it is hereby agreed between the Landlord and Tenant that when any such amendment becomes valid it will be immediately applied at the prevailing rate

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