

## Tenant Charges List

Charges made before the Tenancy include the deposit of four weeks rent. During the tenancy additional charges include:

Call out charge for lost keys or being locked out of property during out of office hours	£40
Replacement locks	Standard Yale Night latch style £60 or Thumb turn £49
Replacement key	£5 per key

Late payments will be charged at 3% interest above the Bank of England Base rate from the due date until paid on outstanding rent (when rent is 14 days overdue).

Cost of reconnection if any utilities/services are not paid for as due by the tenants, as charged by the supplier

## During the tenancy

If payable in the particulars of the tenancy agreement:

- Utilities
- Council Tax
- Television Licence
- Telephone/internet services
- Television services

Damage caused by the tenant to the property will be charged at the invoice cost (no additional cost to be added by the agent and subject to fair wear and tear).

## Estimated charges

These charges are to be applied either during or at the end of the tenancy agreement.

## Items and associated costs

Replace mattress	Single £90/Double £130
Repair/Replace bed	Single £130/Double £200 + £20 for vinyl
Replacement headboard	Single £25/Double £45
Clean curtains	£10
Double wardrobe with drawers	£230
Replace curtains/blinds	£35 - £80 depending on size

## Items and associated costs

Clean bedroom carpet	£40
Replace bedroom carpet and underlay	£250
Replace thumb turn lock	£15
Replace Night Latch style lock	£15 - £30
Replace bedside cabinet	£50 - £85
Clean corridor carpet	£50
Replace corridor carpet	£300
Replace kitchen vinyl	£300
Redecorate bedroom	£250
Redecorate corridor	£250
Redecorate kitchen	£300
Replace shelf or drawer in fridge or freezer	Up to £30 each
Replace vacuum cleaner	£130
Replace cooker	£180 - £280
Ceramic/Gas hob	£100 - £150
Replace kitchen table	£120
Replace kitchen chair	£25
Replace living area chair/sofa	£100 - £400
Clean dining/lounge/operator chair	£10
Replace worktop	Up to £300
Replace fridge/freezer	Up to £350
Replace Fire Blanket	£20
Replace Fire Extinguisher	£30

## Items and associated costs

Replacement office chair	£60
Replacement pin board	£30
Replacement book shelves	£40 - £100
Replace desk	£145
Replace bathroom mirror	£25
Replace toilet seat	£25
Replace shower tray/cubicle	£200 - £500
Replace door	£100 - £200
Repair electrical switch or socket	£20
Redecorate corridor	£250
Clean bedroom at end of tenancy if not up to standard	£20
Clean kitchen at end of tenancy if not up to standard	£50
Disposal of items left in room	£10
Disposal of items left in kitchen	£10
Disposal of refuse	£5/£10
Replacement key(s)	£5 per key

All costs are exclusive of 20% VAT  
VAT registration number 294000624