



Simply Let Dorset Ltd Tenant fees are detailed below

**Simply Let Dorset Ltd's fees are VAT-Inclusive*

***Contractor's costs are subject to change and are dependent on property size and works completed. They may also be subject to VAT.*

Tenancy fees: *Changes to Tenancy Fee £60* : Where a tenant requests a reasonable request to change to the tenancy agreement, for example a change of sharer, a new partner, introduction of a pet, permission to run a business from the property or other amends that change the contractual responsibilities our fee is £60* for the work and administration involved in amending the tenancy agreement or the amount of a reasonable costs if they are higher.*

Early termination of tenancy/surrender Fee £varies*:- *If a tenant requests to leave before the end of their tenancy we are entitled to charge an early termination fee, which must not exceed the financial loss that the landlord has suffered in permitting, and reasonable costs that have been incurred by us in arranging for, the tenant to leave early. Early termination fees will not be charged unless we can demonstrate through evidence that specific costs have been incurred. These fees will be to Relet the property so the Tenant Finder Fee, Inventory Fee & Deposit Registration cost (see Simply Let Landlord Fees section) will be incurred.*

Lost key fees : *Supplied by Simply Let from office copies we hold, a Fee of £10* applies for a standard key, a fee of £20* applies for a specialist key and £50* applies for a Fob or similar. If the tenant calls a locksmith they must notify us straight away and hand deliver a replacement key to the Office within 48 hours and all chosen locksmith costs and all key replacements are down to the tenant. Tenant damage to property and contractor's repairs fees £***

Late rent default Fees: *£varies*:* *We will recover default fees where they have been written into the tenancy agreement as a term of the tenancy agreement for failure to make a payment of rent in full before the end of the period of 14 days beginning with the date ("the due date") on which the payment is required to be made in accordance with the tenancy agreement. Any fee charged must be no more than 3% above the Bank of England's base rate for each day that the payment has been outstanding.*

Legal Costs/Eviction /Breach of Contract £varies:** *The Tenant Fees Act 2019 does not affect any entitlement for landlords or agents to recover damages for breach of contract. Any claims for damages will be based in evidence and are only permitted where Simply let Dorset Ltd or the landlord have incurred costs/actual loss as a result of the contractual breach. This is likely to be HMRC Court related costs as detailed on gov.uk. at <https://www.gov.uk/court-fees-what-they-are>.*

Property check-out / Contractor costs £varies:** *On check out Simply let Dorset Ltd will complete a full inspection and check -out report to deal with matters of unforeseen damages/rent arrears, before resolving the release of the deposit from the authorized scheme. We provide a Check*

out list to help you leave the property in a condition where we should not require a Contractor to visit and do work but should a Contractor be needed likely costs are:

- I) Any necessary cleaning that is not completed by the Tenant upon check-out will incur contractor's costs of £varies**until the property is compliant with the inventory.*
- II) Any rubbish and waste removal that is not completed by the Tenant upon check-out will incur £variable contractor's costs** dependent on rubbish type and disposal costs and works required to make the property compliant with inventory.*
- III) Any carpet cleaning that is not completed by the Tenant upon check-out will incur a £variable ** dependent on property size and works required to make the property compliant with inventory.*
- IV) Any necessary gardening that is not completed by the Tenant upon check-out will incur a contractor's costs of £varies** per hour until the outdoor area is compliant with the inventory.*
- V) Other maintenance costs relating to severe wear/damages will incur a £25* fee, in addition to £variable contractor's costs** dependent on works required to make the property compliant with inventory.*

W)

X)