



Trelawny
Property Management Ltd

TENANT FEE STRUCTURE

PROPERTY APPLICATION FEES:

1. £100 per Adult (who will be moving into the property).
2. £25.00 per Guarantor (if required).
3. No additional fees charged for Inventories, check in or Tenancy Agreements.
4. No fee charged for the deposit registration.

END OF TENANCY FEES:-

1. If works are required at the end of the Tenancy which should have been arranged / carried out by the Tenant, the Agency will charge an arrangement fee of £25 per item. For example, if the carpets are not professionally cleaned, the oven is not professionally cleaned and the garden is untidy, the Agent will charge £75.00 (plus the cost of the contractor fee).
2. If the Tenant leaves the property according to the terms of the Tenancy Agreement, there is no end of Tenancy fee charged.
3. If the Tenant fails to cancel their own Standing Order which result in a refund being required: £25.00.
4. Trelawny PM Ltd do not charge for providing Landlord / Agent references.

REPAIRS & MAINTENANCE:-

1. Repairs the Agent needs to organise due to negligence or malice by the Tenant: £25.00 (plus contractor costs)
2. Repairs or maintenance which are the Tenants responsibility: £25.00 (plus contractor costs)
3. If the Tenant does not keep an appointment made by a contractor: £25.00 (plus contractor costs)

ARREARS OF RENT / LEGAL PROCEEDINGS:-

1. Interest at 4% over the base rate of Lloyds plc (which is calculated on a daily basis) on any rent owed which is more than 14 days late. The Tenant will pay interest from the date the rent was due until the date the rent is received by the Agent
2. For each month a Tenancy is in arrears: £25.00
3. If the Agent issues Court proceedings: £50.00 (plus legal charges)
4. If the Agent is required to go to Court: £50.00 (plus legal charges)

ALTERATION OF EXISTING TENANCY AGREEMENTS & EARLY TERMINATION:

1. If the Landlord and Tenant both agree to a Tenancy renewal and there are no changes of circumstances in relation to the Tenants there will be no charge.
2. Alteration of existing Tenancy Agreements due to name changes (ie marriage etc): £25.00
3. Alteration of existing Tenancy Agreement due to change of occupants: £50.00 per Tenant. Plus £25 per Guarantor (if relevant). This includes the re-referencing of relevant parties.
4. Should the Tenant wish to vacate the property during the initial fixed term this will only be possible if the Landlord agrees. There will then be a charge to the Tenant of half of 1 months rent plus VAT which is payable to the Agent. The Tenant will be responsible for the payment of rent, utilities and upkeep of the property until the start date of the next Tenancy Agreement or until the end of the fixed term, whichever is sooner

NOTE: ALL FEES INCLUDE VAT

Trelawny PM Ltd is part of the NALS Client Money Protection Scheme.

Trelawny PM Ltd participates in Ombudsman Services who provide dispute resolution.