



Sales, Lettings &
management

TENANT FEES SCHEDULE

Tenant Request for Early Termination

If a tenant decides to terminate their fixed-term tenancy before its expiration date, they will be responsible for covering the expenses incurred by the landlord in finding a new tenant. Additionally, tenants will remain accountable for paying the rent, council tax, and utility bills as per the tenancy agreement's terms until the start of the new tenancy or the end of the fixed term, whichever comes first. The tenant will be obligated to pay the landlord's costs for re-letting, which will be either 50% of one calendar month's rent plus VAT or £500 plus VAT (£600 including VAT), whichever amount is higher. The payment should be made to SJI Homes before the start of the remarketing process.

Rent Arrears / Returned Payments

In the event that the tenant fails to pay their rent, they will be responsible for a fee of £25 + VAT (£30 inc VAT) for each written correspondence, telephone call, or email made by the agent in requesting payment. This fee covers the costs incurred by the agent in pursuing the outstanding rent. The payment should be made to SJI Homes.

Missed Appointments

If the tenant fails to attend or allows access to a pre-arranged appointment with the agent, a missed appointment charge will be applied. This fee is for the agent's time and will be £25 + VAT (£30 inc VAT) per missed appointment. It will include any pre-arranged routine inspections and any additional costs incurred, such as contractor charges.

Purposeful or Avoidable Property Damage

If the tenant causes avoidable or intentional damage to the landlord's property, they will be responsible for paying the complete cost of repairing any damage to the property (as per the contractor's invoice), along with the agent's expenses for obtaining quotes, arranging contractors, arranging permission, and any related travel costs at £50 + VAT (£60 inc VAT), which must be paid to SJI Homes.

Emergency / Out of Hours Call Charges

If a tenant's purposeful or otherwise avoidable actions require the agent or nominated contractor to attend the property outside of normal working hours, the tenant will be responsible for paying the agent's time to resolve the situation, which will be charged at £50 + VAT (£60 inc VAT) per



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visit. Additionally, the tenant will be liable for the actual cost of any contractor invoices needed to rectify the damage, payable to SJI Homes.

Lost Key(s) / Entry Fobs / Security Devices

In the event that the tenant misplaces any keys, entry fobs, or other security devices, the tenant will be responsible for the cost of replacing these items. The tenant will also be liable for any costs associated with contractor or locksmith charges, such as call out fees, the cost of reprogramming, replacement fobs, postage, and mileage. These costs must be paid to SJI Homes in advance of receiving any replacements.



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