

JANE TELFORD LETTINGS

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Tenants permitted payments

We may have to pay costs if you do not keep to the conditions of this contract. The law allows us to recover our reasonable costs from you. The costs you will have to pay are as follows.

- You will be responsible for any reasonable call-out charges if you wrongfully ask for a workman to come to the property, and this is due to incorrect information or against our or our agent's advice. The most you will have to pay is £ 120.
- If your bank returns a cheque, standing order or direct debit unpaid, you must pay our reasonable costs of not more than £20.
- If we send you a Section 8 Housing Act 1988 notice because you have broken this agreement, you must pay our reasonable costs of not more than £35. We will not charge you for any cover letter. If instead we use a solicitor, you will have to pay the reasonable legal costs we incur.
- If you do not respond to the letters about arrears, and as a result, we or our agent or we have to visit you at home, you will pay our reasonable costs of not more than £50.
- If we have a genuine reason to believe that you have abandoned the property and we have to visit the property and speak to neighbours and authorities, you agree to pay our reasonable costs of not more than £50, including VAT.
- Damage to the property caused by tenant neglect or neglect of persons invited to the property by the tenant, you agree to pay the bill from the workman, plus £50 admin costs for our time in arranging these matters.
- Failure to keep appointments such as Gas Safety Inspections, periodic Inspections which had been previously agreed, unless cancelled no later than 12 hours beforehand, you agree to pay an admin charge of up to £50
- Leaving early is a breach of the tenancy, and you agree to pay 1/12th of the cost of Letting Agents' fees for each month left on the fixed term tenancy, plus rent due until a suitable new tenant moves in, plus £75 for the landlord's losses for your breach of the tenancy.
- Where rent has been overpaid during the tenancy, and we incur administration costs in dealing with its calculation and repayment, a fee of £25 will be charged. This would be a breach of the terms of the tenancy, as the amount of rent to be paid is explained in the contract