**Early Termination Payment Guide**

Please note this fee reflects cost of full service to re-let the property. Thereby reflecting fees normally payable by a landlord wishing to have property on a Let Only basis (i.e. non managed)

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| **Item** | **ALL cost inc VAT** |
| **Fee** | **One month’s rent + VAT** |
| **Preparation of new Tenancy Agreement** | **£90** |
| **+** |  |
| **Preparation of new inventory & photos** | **£90 + £18 per bedroom** |
| **+** |  |
| **Registration of new Tenant's deposit** | **£30** |
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| **IN ADDITION to the fees detailed above, the tenants must also pay:** | |
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| **Rent & utilities paid until replacement Tenancy starts** | |
| **+** |  |
| **Landlord end of tenancy check out fee** | **£96** |
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| **Early Termination of 6 Month Tenancy:** | |
| Tenancy ending within first 3 months | 100% of Standard Early Termination Fees + rent + utilities + 100% landlord's check-out fee |
| Tenancy ending during month 4 | 50% of Standard Early Termination Fees + rent + utilities + 100% landlord's check-out fee |
| Tenancy ending during month 5 | 25% of Standard Early Termination Fees + rent + utilities + 100% landlord's check-out fee |
| Tenancy ending during month 6 | Rent + utilities to end of Fixed term + 100% landlord’s check-out fee; Landlord to pay normal fees. *NOTE: This is assuming this is not more than it would cost to fulfil the tenancy agreement.* |
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| **Early Termination of 12 Month Tenancy:** | |
| Tenancy ending within first 6 months | 100% of Standard Early Termination Fees + rent + utilities + 100% landlord's check-out fee |
| Tenancy ending during months 7, 8 & 9 | 50% of Standard Early Termination Fees + rent + utilities + 100% landlord's check-out fee |
| Tenancy ending during month 10 & 11 | 25% of Standard Early Termination Fees + rent + utilities + 100% landlord's check-out fee |
| Tenancy ending during month 12 | Rent + utilities to end of Fixed term + 100% landlord's check-out fee; Landlord to pay normal fees |
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| **NOTE: MINIMUM FEE OF £360 inc VAT APPLIES (EXCEPT IN FINAL MONTH)** | |