

BOND HOUSING GROUP AND PLACE GROUP TENANT FEES ACT 2019



BOND HOUSING GROUP

The following fees are applicable to tenants proposing to rent or renting from Bond Housing Group (Lincoln) Ltd and Bond Housing Group (ABC Co-Living) Ltd and any other group companies ("Bond Housing Group")

The Tenant will be required to make the **Permitted Payments** set out below, pursuant to The **Tenant Fees Act 2019**.

The circumstances in which the Landlord can draw on The Deposit constitutes **Prescribed Information** pursuant to the Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

CHARGE	DISCRIPTION
	<p>ARREARS</p> <p>Where Rent has been outstanding for 14 days or more interest will be charged 3 % per annum above the Bank of England Base Rate from time to time, on any instalment of Rent payable under this Agreement, from the date on which such payment becomes due until the date on which such payment is received by the Landlord [’s Agent]. This comprises a Default Fee (pursuant to The Tenant Fees Act 2019) relating to late payment of Rent.</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it in advance or we ask for it in advance.</p>

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<p>£ AT COST</p>	<p>LOST KEY AND / OR SECURITY DEVICE</p> <p>Where a key and/ or security device has been lost, we will charge our reasonably incurred costs in replacing the lost key and/ or device. This comprises a Default Fee (pursuant to The Tenant Fees Act 2019) relating to the loss of a key/ device giving access housing.</p>
<p>£50.00 (ESTIMATE)</p>	<p>CHANGES TO A TENANCY</p> <p>This would cover any request by the Tenant to make an amendment to a tenancy which alters their obligations and is most likely to include (but is not limited to) the following:</p> <p>Pets to be kept</p> <p>Change of sharer in joint tenancy</p> <p>Working from home</p> <p>We would expect our charge not exceed £50.00 but if we incur reasonable costs which are higher we will ask the Tenant to pay them. A charge can be made for each amendment to a tenancy.</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it in advance or we ask for it in advance.</p>
<p>£ AT COST</p>	<p>EARLY TERMINATION FEES</p> <p>We are NOT obliged to agree to early termination of a tenancy. A Tenant is liable for rent until their tenancy has ended or until they have given valid notice under their tenancy (for example if a tenant has a break clause)</p> <p>If a Tenant has made the request, and we agree to a Tenant leaving early, we will ask them to make the following</p>

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	<p>payments:</p> <p>Payment to cover loss of rent to the Landlord</p> <p>Costs of re advertising/ marketing</p> <p>Costs for referencing</p> <p>We will consider on a case by case basis whether any fee should be waived – for example because of exceptional circumstances</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it in advance or we ask for it in advance.</p>
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In addition to the fees set out above the following are also **Permitted Payments** pursuant to The **Tenant Fees Act 2019**.

Payment by the Tenant of damages for any contractual breach of the tenancy
Payment by the Tenant arising from an agreement with us where the Tenant has agreed to make a payment for an enhanced service – this is most likely to include (but is not limited to) us attending outside normal business hours to let a tenant into a Property who has been locked out through their own negligence and check in and check out on a weekend or late at night. In all cases the Tenant will have been offered a free alternative and chosen to pay the fee for the enhanced service.

Where a Tenant residing in a Bond Housing Group Property which is managed by Cloud Lettings and/ or where the Tenant remits their Rent to Cloud Lettings, different charges may apply which can be viewed at www.bclin.uk/feescloud .

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PLACE GROUP

The following fees are applicable to tenants proposing to rent or renting from Place Group UK. Please note that Place Homes Lincoln is now a trading style used by Bond Housing Group (Lincoln) Ltd under licence from Place Group UK and that the fee statement of Bond Housing Group (Lincoln) Ltd applies to Place Homes Lincoln.

The Tenant will be required to make the **Permitted Payments** set out below, pursuant to The **Tenant Fees Act 2019**.

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CHARGE	DISCRIPTION
	<p>ARREARS</p> <p>Where Rent has been outstanding for 14 days or more interest will be charged 3 % per annum above the Bank of England Base Rate from time to time, on any instalment of Rent payable under this Agreement, from the date on which such payment becomes due until the date on which such payment is received by the Landlord [s Agent]. This comprises a Default Fee (pursuant to The Tenant Fees Act 2019) relating to late payment of Rent.</p>

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	<p>This fee may be due at the end of your tenancy unless you ask to pay it in advance or we ask for it in advance.</p>
£ AT COST	<p>LOST KEY AND / OR SECURITY DEVICE</p> <p>Where a key and/ or security device has been lost, we will charge our reasonably incurred costs in replacing the lost key and/ or device. This comprises a Default Fee (pursuant to The Tenant Fees Act 2019) relating to the loss of a key/ device giving access housing.</p>
£50.00 (ESTIMATE)	<p>CHANGES TO A TENANCY</p> <p>This would cover any request by the Tenant to make an amendment to a tenancy which alters their obligations and is most likely to include (but is not limited to) the following:</p> <p>Pets to be kept</p> <p>Change of sharer in joint tenancy</p> <p>Working from home</p> <p>We would expect our charge not exceed £50.00 but if we incur reasonable costs which are higher we will ask the Tenant to pay them. A charge can be made for each amendment to a tenancy.</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it in advance or we ask for it in advance.</p>
£ AT COST	<p>EARLY TERMINATION FEES</p> <p>We are NOT obliged to agree to early termination of a tenancy. A Tenant is liable for rent until their tenancy has</p>

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	<p>ended or until they have given valid notice under their tenancy (for example if a tenant has a break clause)</p> <p>If a Tenant has made the request, and we agree to a Tenant leaving early, we will ask them to make the following payments:</p> <p>Payment to cover loss of rent to the Landlord</p> <p>Costs of re advertising/ marketing</p> <p>Costs for referencing</p> <p>We will consider on a case by case basis whether any fee should be waived – for example because of exceptional circumstances</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it in advance or we ask for it in advance.</p>
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