

BOND HOUSING GROUP AND PLACE GROUP TENANT FEES ACT 2019



BOND HOUSING GROUP

The following fees are applicable to tenants proposing to rent from or renting from Bond Housing Group (Lincoln) 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**. This document has been updated on 01 May 2026 to reflect the **Renters’ Rights Act 2025**.

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

Where a Tenant is living 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.

CHARGE	DISCRIPTION
	Fee for late payment of rent If you are late paying the rent, we may make a charge for payment that has been outstanding for 14 days or more. The daily interest will be an annual percentage rate of 3% above the Bank of England’s base rate.

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	<p>This will be applied from the date the rent became due, until the date payment is made.</p> <p>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 earlier or we ask for it to be paid earlier.</p>
£ AT COST	<p>Fee to replace a lost key or security device</p> <p>You are responsible for looking after the keys and/or security devices for the property throughout the tenancy. If you lose a key and/or security device, we may charge a fee, which cannot exceed our reasonable costs incurred, but which may include not only the costs of replacing the lost key and/or device, but could extend to changing the lock and providing new keys to all the other occupiers of the property (and/or the building).</p> <p>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>This fee may be due at the end of your tenancy unless you ask to pay it earlier or we ask for it to be paid earlier.</p>

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<p>£50.00 (ESTIMATE)</p>	<p>Fee to change the tenancy when requested by the tenant</p> <p>If you request a change to your tenancy agreement, we may charge a fee. The expectation is that the fee will not exceed £50.00 for each amendment unless the reasonable costs are higher. The same fee will apply whether the change requested is fulfilled by using a variation, an assignment, a novation or a surrender and re-grant. Changes covered by this fee would most likely include the situations below – but they are not exhaustive.</p> <p>Adding someone to a tenancy agreement (such as a partner)</p> <p>Change of sharer in joint tenancy (new tenant moves in to replace tenant moving out)</p> <p>Pets to be kept (tenant to have a pet)</p> <p>Working from home</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it earlier or we ask for it to be paid earlier.</p>
<p>£ AT COST</p>	<p>Payments when a tenant wants to end the tenancy early</p> <p>You are liable for rent until your tenancy has ended or until you have given valid notice under your tenancy. If you do not give the correct notice, we may charge up to the amount of rent we would have received if you had given the correct amount of notice.</p> <p>If a tenant wishes to leave earlier than this, we may agree to an earlier termination. Where agreed, you may be responsible for any reasonable costs incurred as a result, until a suitable tenant moves in or the agreed</p>

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	<p>termination date is reached, whichever is earlier. In practice, this option is only considered where it reduces your overall cost compared to giving correct notice.</p> <p>We may also consider on a case by case basis whether any fee should be waived entirely – 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 earlier or we ask for it to be paid earlier.</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.

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PLACE GROUP UK

The following fees are applicable to tenants proposing to rent from 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**. This document has been updated on 01 May 2026 to reflect the **Renters' Rights Act 2025**.

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

Where a Tenant is living in a Place Homes Lincoln 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.

CHARGE	DISCRIPTION
	<p>Fee for late payment of rent</p> <p>If you are late paying the rent, we may make a charge for payment that has been outstanding for 14 days or more. The daily interest will be an annual percentage rate of 3% above the Bank of England's base rate.</p>

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	<p>This will be applied from the date the rent became due, until the date payment is made.</p> <p>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 earlier or we ask for it to be paid earlier.</p>
<p>£ AT COST</p>	<p>Fee to replace a lost key or security device</p> <p>You are responsible for looking after the keys and/or security devices for the property throughout the tenancy. If you lose a key and/or security device, we may charge a fee, which cannot exceed our reasonable costs incurred, but which may include not only the costs of replacing the lost key and/or device, but could extend to changing the lock and providing new keys to all the other occupiers of the property (and/or the building).</p> <p>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>This fee may be due at the end of your tenancy unless you ask to pay it earlier or we ask for it to be paid earlier.</p>

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£50.00 (ESTIMATE)	<p>Fee to change the tenancy when requested by the tenant</p> <p>If you request a change to your tenancy agreement, we may charge a fee. The expectation is that the fee will not exceed £50.00 for each amendment unless the reasonable costs are higher. The same fee will apply whether the change requested is fulfilled by using a variation, an assignment, a novation or a surrender and re-grant. Changes covered by this fee would most likely include the situations below – but they are not exhaustive.</p> <p>Adding someone to a tenancy agreement (such as a partner)</p> <p>Change of sharer in joint tenancy (new tenant moves in to replace tenant moving out)</p> <p>Pets to be kept (tenant to have a pet)</p> <p>Working from home</p> <p>This fee may be due at the end of your tenancy unless you ask to pay it earlier or we ask for it to be paid earlier.</p>
£ AT COST	<p>Payments when a tenant wants to end the tenancy early</p> <p>You are liable for rent until your tenancy has ended or until you have given valid notice under your tenancy. If you do not give the correct notice, we may charge up to the amount of rent we would have received if you had given the correct amount of notice.</p> <p>If a tenant wishes to leave earlier than this, we may agree to an earlier termination. Where agreed, you may be responsible for any reasonable costs incurred as a result, until a suitable tenant moves in or the agreed</p>

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	<p>termination date is reached, whichever is earlier. In practice, this option is only considered where it reduces your overall cost compared to giving correct notice.</p> <p>We may also consider on a case by case basis whether any fee should be waived entirely – 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 earlier or we ask for it to be paid earlier.</p>
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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.