

## Easiliving Tenancy Fees and Charges 2017

Throughout your tenancy, your property is your home and we allow for slight “wear and tear” caused by normal use of the property and the contents that we have provided. If furniture, fittings and household accessories are badly damaged or broken during your tenancy then you will be charged for them if they are not replaced by you. If you need to replace something then please contact our office staff and we will happily point you in the direction of a suitable replacement, it will likely be cheaper for you to replace things yourself as we apply labour and delivery costs to our invoices.

We are more than happy to help and advise you on maintenance issues but if you wish our staff to attend your property and rectify an issue that has arisen through tenant misuse or something that is deemed your responsibility then we will invoice you for the work. Where VAT is applied it is charged at 20% administration charge

This list is not exhaustive, any additional charges not present on this list will be quoted for separately and all prices are subject to change at the discretion of Easiliving. If you have any questions or queries then please contact us.

### Tenancy Fees

Tenancy renewal £75 per person

Late payment of rent (per late payment) £25 per correspondence.

Mid tenancy change of name £150 (applied to outgoing tenant and subject to conditions)

Sending a legal letter £25

Failure to vacate at 12pm on the date your tenancy ends £250 (minimum charge applicable)

Labour charge Electrician/gas engineer/plumber £45 + VAT (per hour- minimum 1 hour charge)

Appliance Engineer £30 + VAT (per hour- minimum 1 hour charge)

Labourer/Joiner/Decorator General maintenance staff £24 + VAT (per hour- minimum 1 hour charge)

Out of hours call out charge £75 + VAT

### General Items

General Key cut (per key) £10 + VAT

Coded key cut £25 + VAT

Post box keys £10 + VAT

Electric gate fob £60 + VAT

Intercom door entry phone handset £80 + VAT

Door £130 + VAT

Door lock £35 + VAT

Door handle £35 + VAT

Door closer £25 + VAT

Window lock £25 + VAT

Light bulbs £7.50

Kitchen

Kitchen unit £85 + VAT

Microwave £65 + VAT

Single oven £325 + VAT

Double oven £500 + VAT

Gas or electric hob £160 + VAT

Ceramic hob £275 + VAT

Extractor fan £90 + VAT

Oven shelf £25 + VAT

Grill pan & handle £60 + VAT

Oven door handle £45 + VAT

Oven door glass £95 + VAT

Hob control £25 + VAT

Under bench fridge or freezer £195 + VAT

Small fridge-freezer £375 + VAT

Large fridge-freezer £450 + VAT

Fridge shelf or drawer £25 + VAT

Slim line dishwasher £300 + VAT

Standard dishwasher £375 + VAT

Washing machine £350 + VAT

Tumble dryer £325 + VAT

Washer dryer combined £495 + VAT

Kitchen unit door fronts £45 + VAT

Kitchen unit handles £15 + VAT

Kitchen drawer £45 + VAT

Kitchen worktop (per length) £125 + VAT

Kitchen plinth (per length) £65 + VAT

Kitchen sink £135 + VAT

Kitchen taps £75 + VAT

Kitchen bin £30 + VAT

### **Safety devices**

Smoke alarm battery £5 + VAT

Fire blanket £25 + VAT

Smoke or heat detector £55 + VAT

CO2 Detector £75 + VAT

Fire extinguisher £75 + VAT

Safety sign £25 + VAT

Fire alarm call points £75 + VAT

### **Furniture**

Large Sofa (3-seater) £400 + VAT

Medium sofa (2-seater) £300 + VAT

Vacuum cleaner £120 + VAT

Light fittings £65 + VAT

Electric socket or switch £40 + VAT

Radiator £150 + VAT

Electric radiator £65 + VAT

Shelving £45 + VAT

Retuning TVs £35 + VAT

Fly Leads for TV/Sat £25 + VAT

Mattress protector £15 + VAT

Post box £75 + VAT

Sofa cover £60 + VAT

Arm chair £125 + VAT

Dining table £125 + VAT

Dining chair £45 + VAT

Single bed and mattress £150 + VAT

3/4 bed £180 + VAT

Double bed £230 + VAT

3/4 mattress £120 + VAT

Double mattress £150 + VAT

Replacement bed slats £5 + VAT per slat

Bed base £45

Desk £100 + VAT

Desk chair £55 + VAT

Wardrobe £250 + VAT

Bedside table £60 + VAT

Chest of drawers £125 + VAT

Small coffee table £50 + VAT

Large coffee table £75 + VAT

Roller Blinds £65 + VAT

Venetian blinds £95 + VAT

Curtains £95 + VAT

Velux blinds £135 + VAT

Small mirror £45 + VAT

Large mirror £75 + VAT

TV Stand £55 + VAT

Small bookcase £60 + VAT

Large bookcase £90 + VAT

### **Bathroom and shower rooms**

Bar mixer shower £80 + VAT

Shower head £45 + VAT

Shower hose £25 + VAT

Bathroom cabinet £65 + VAT

Shower curtain £25 + VAT

Toilet seats £30 + VAT

Toilet £155 + VAT

Sink £90 + VAT

Bath £250 + VAT

Towel rails £30 + VAT

Electric towel rail £125 + VAT

Electric shower £75 + VAT

Bath/Sink taps £75 + VAT

Toilet flush mechanism £65 + VAT

Toilet roll holder £25 + VAT

Shower trays £145 + VAT

Shower doors/screens £175 + VAT

Decoration (per wall) £50 + VAT

Flooring per room (vinyl/carpet) £225 + VAT

Rubbish removal (per large bag) £15 + VAT

TV removal £60 + VAT

Installing/removing tenant bought wall mounted shelving and TV brackets £60 (subject to our approval) + VAT