

# tap

can be a puzzle



## ASK THE EXPERTS

### The lettings agent

My lettings agent insists on charging me a renewal fee equal to the tenant-finding fee for each year of occupation by the same tenant. I have offered to pay just a contract renewal fee as I think that's all I should be charged for. What is your view?

*R Quail, by email*

To be clear, renewal fees are perfectly legal, although the agent must make any wording regarding them clear and explicit in their terms of business. A good agent would be willing to discuss these fees openly with a landlord, and from there it becomes a point of negotiation between them. Check the wording of your contract, but bear in mind you voluntarily signed it. If you are unhappy, I suggest you talk to the agent calmly and see if you can strike a compromise. After all, they would like your business once your tenant leaves and you are in need of another.

✪ *Frank Webster is a partner at the Oxford branch of the lettings agency Finders Keepers; [finders.co.uk](http://finders.co.uk)*