LATE FEES

_____
_____
_____
Name and Address of Landlord

_____
Date

Dear _____:
Name of Landlord

I write to remind you of Vermont case law regarding rental payment late fees for my rental unit at _____.
Rental Unit Address (street, town, zip code)

According to Vermont case law, landlords may only charge a tenant a late fee to cover expenses actually incurred as a result of the tenants' tardiness in paying rent. Such a fee may not simply be a penalty. A late fee which is not reasonably related to the landlord's expenses is invalid and the tenant does not have to pay it (Highgate Associates, Ltd v. Lorna Merryfield, Supreme Court Docket No. 90-032: https://law.justia.com/cases/vermont/supreme-court/1991/op90-032.html).

Please forward documentation showing that the late fees you have charged are equivalent to actual expenses incurred due to my tardiness in paying rent. I look forward to your response and appreciate your compliance with the law.

Sincerely,

_____
Name of Tenant and Contact Information