

Fees and Charges for Tenants

The following is a detailed list of Fees and Charges that may be incurred before, during and after a Tenancy arranged by Chase Evans.

Pre-Tenancy Fees

Administration Fees

An administration fee of £300 inc VAT to cover tenancy negotiations and the tenant's contribution to the tenancy agreement will be payable upon creation of a legally binding tenancy agreement.

Referencing Fees

A referencing fee of £48 inc VAT per person will be charged to each individual Tenant, Occupier and Guarantor. (1 hour service £60 inc VAT) (company referencing £54 inc VAT).

Fees during the Tenancy

Change of Occupant

If you wish to change the named tenants, this will require permission from the Landlord and drawing up of a new tenancy agreement. There will be a charge for this service of £300 inc VAT. Referencing fees may also apply.

Renewal of Tenancy

£90 inc VAT. This charge is applicable for each and every renewal of a Tenancy.

Written Rental Demand

If a rental payment is late, we will send you a written rental demand. The charge for each and every written rental demand is £30 inc VAT.

Cancelled Payment

If a cheque issued by the Tenant has to be re-presented or is marked refer to drawer or if a standing order payment made is re-called there will be a charge of £30 inc VAT to cover our costs.

Failure to keep appointment

If, during your tenancy, we have to re-arrange an appointment for the purposes of periodic inspection or maintenance due to your failure to keep the appointment, there will be a charge of £60 inc VAT. This charge will also apply should it be necessary to re-arrange your check-out inspection.

Post-Tenancy Fees

Early Termination of Tenancy

If you wish to terminate your tenancy before the end of the term and you are not exercising a break clause contained in your Tenancy Agreement, you will remain liable for rent until the expiry of a break clause or a new tenancy has begun thus releasing you from your tenancy obligations. In such cases, there is a termination fee of up to one month's rent plus vat, plus a tenancy agreement fee (£120 inc VAT), deposit registration fee (£60 inc VAT), check in and inventory fees (see below) and potentially the difference in rent if the new tenancy is agreed at a lower rental value than your tenancy.

Inventory Check Out Inspection

Under your Tenancy Agreement, the Tenant is responsible for the cost of the Check Out inspection (the Landlord is responsible for the charges for the Inventory preparation and check in inspection). Check out charges are as detailed:

The relevant charge will be deducted from your tenancy deposit at the termination of your Tenancy.

	Furnished	Unfurnished
Studio	£132.00 inc VAT	£112.20 inc VAT
1 Bedroom	£132.00 inc VAT	£112.20 inc VAT
2 Bedroom	£145.20 inc VAT	£125.40 inc VAT
3 Bedroom	£158.40 inc VAT	£138.60 inc VAT
4 Bedroom	£204.60 inc VAT	£158.60 inc VAT
5 Bedroom	£224.40 inc VAT	£178.20 inc VAT

(inventory charges correct as at January 2018, subject to change without notice)

Client Money Protection (CMP) provided by: UKALA

Independent redress provided by: The Property Ombudsman

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