

# Fees and Charges for Tenants

The following is a detailed list of Fees and Charges that may be incurred during and after an Assured Shorthold Tenancy (AST) arranged by Chase Evans.

## PRE-TENANCY FEES

Holding Deposit	One week's rent per tenancy. This is to reserve a property.
Security Deposit	<p>The deposit for an AST</p> <ul style="list-style-type: none"> <li>Rent under £50,000 per year – five weeks' rent per tenancy</li> <li>Rent of £50,000 or over per year – six weeks' rent per tenancy</li> </ul> <p>This covers damages or defaults on the part of the tenancy during the tenancy.</p>

## FEES DURING THE TENANCY

<b>Changes to a tenancy</b> £50.00 inc VAT	<ul style="list-style-type: none"> <li>If the Tenant requests a change to a Tenancy Agreement after the Tenancy has commenced and the Landlord is in agreement, the Tenant will be liable for the cost.</li> <li>If additional costs are incurred in securing permissions for such a change with a third party, these costs will be passed to the Tenant.</li> </ul>
<b>Key Replacement</b>	If keys, fobs, or other security devices are lost or damaged by the Tenant and Chase Evans has to replace them, the Tenant will be liable for the reasonable costs of their replacement.
<b>Late Payment</b> 3% each day	Interest will be charged at 3% over the Bank of England's base rate if a rent payment is more than 14 days overdue for each day that the payment remains outstanding.
<b>Contractual Damages</b>	In the event that the Landlord incurs costs due to the Tenant's breach of contract or failure to fulfil the obligations contained in the contract, the Tenant will be liable for these costs.

## POST-TENANCY FEES

<b>Early Termination</b>	<p>Early termination of your tenancy before the end of term (prior to the break clause contained in the Tenancy Agreement), you will remain liable for rent till the end of the fixed term or notice period or until a suitable replacement tenant is found. The Tenant will also be liable for any losses incurred by the Landlord which may include costs for:</p> <ul style="list-style-type: none"> <li>£52.80 inc VAT per tenant or guarantor – referencing fee</li> <li>From £144.00 inc VAT – check-in/out fee</li> <li>£120.00 inc VAT – tenancy agreement fee</li> <li>£72.00 inc VAT – deposit registration fee</li> <li>Marketing and advertising</li> </ul>
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(Charges correct as of March 2024, subject to change without notice)

Client Money Protection (CMP) provided by: UKALA

The Property Ombudsman Scheme, Membership No: T02100

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# Fees and Charges for Tenants

The following is a detailed list of Fees and Charges for agreements not subject to Tenants Fees Act 2019, that are arranged by Chase Evans.

## PRE-TENANCY FEES

Holding Deposit	One week's rent per tenancy This is to reserve a property.
Security Deposit	The deposit for a non-AST tenancy is equivalent to six weeks' rent.

## FEES DURING THE TENANCY

Administration Charge	£300.00 inc VAT – for drawing up a contract and other administrative tasks
Referencing	Referencing charges are as follows: <ul style="list-style-type: none"><li>• £52.80 inc VAT per person for each tenant, occupier or guarantor</li><li>• £64.80 inc VAT 1 hour service for personal referencing</li><li>• £58.80 inc VAT for company referencing</li></ul>

## POST-TENANCY FEES

Early Termination	The following cost may be due where the tenant breaks the tenancy no according to the agreed terms: <ul style="list-style-type: none"><li>• Rent until break clause or fixed term date or until a new tenant moves in</li><li>• Early termination fee of up to one calendar month's rent</li><li>• £120.00 inc VAT – tenancy agreement fee</li><li>• £72.00 inc VAT – deposit registration fee</li></ul>		
Check-out fee		<b>Unfurnished</b>	<b>Furnished</b>
	Studio/1 bedroom	£124.20 inc VAT	£144.00 inc VAT
	2 bedroom	£137.40 inc VAT	£157.20 inc VAT
	3 bedroom	£150.60 inc VAT	£170.40 inc VAT
	4 bedroom	£170.60 inc VAT	£216.60 inc VAT
	5 bedroom	£190.20 inc VAT	£236.60 inc VAT

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