



Chancery Properties

## Chancery Properties - Fees

	Fully Managed Service	Rent Collection Service	Tenant Find only service
<b>Tenancy set up fee</b>	40% (Including VAT) of a full month's rent	45% (Including VAT) of a full month's rent	55% (Including VAT) of a full month's rent
<b>Monthly management charge</b>	10% (Including VAT)	8% (Including VAT)	
<b>Inventory cost (per tenancy)</b>	£55 (Including VAT)	£70 (Including VAT)	£95 (Including VAT)
<b>Registration of security deposit</b>	No charge	No charge	£25 (Including VAT)
<b>Tenancy renewal fee</b>	20% (Including VAT) of a full months rent	20% (Including VAT) of a full months rent	
<b>Amendments to existing tenancy agreements</b>	No charge	No charge	
<b>Periodic property inspections</b>	No charge	No charge	
<b>Accompanied check in/ check out inspections</b>	No charge	No charge	
<b>Key handover</b>	No charge	No charge	
<b>Filing of Non-Resident Landlord returns (NRL)</b>	No charge	£50	
<b>Section 21 Notice</b>	No charge	£75	£75
<b>Section 8 Notice</b>	£90	£90	£90
<b>Landlords Gas Safety Record</b>	£75	£75	£75
<b>Energy Performance Certificate (EPC)</b>	£75	£75	£75
<b>Leigonella report</b>	£95	£95	£95
<b>Annual statement</b>	£40	£40	

<b>Income/ Expenditure statement</b>	£25	£25	
<b>Court attendance fee</b>	No charge	£40 (Including VAT) per hour	
<b>HMO, investment and development advice</b>	No charge	No charge	No charge

### Chancery Properties - tenant fees

<b>Letter: Breach of tenancy</b>	£15 (Including VAT)
<b>late rent charge</b>	From 8th day onwards, a daily charge equivalent to the Bank of England base rate + 3%
<b>Re-marketing of property with a view to end tenancy early</b>	40% (Including VAT) of a full month's rent.
<b>Replacement key(s)/fob(s) or parking permit</b>	Equivalent cost of key/fob or parking permit.
<b>Missed appointment charge</b>	From £15 dependant on appointment type.
<b>Call-out as a result of tenant act or omission</b>	£20 (Including VAT) + contractor call-out, labour and/or materials charge.
<b>Change/ renewal of tenancy/ occupants (prematurely/ mid-term)</b>	£95 (Including VAT) for up to two occupants. Additional £40 (Including VAT) for each additional occupant.