

Requirements:

To move into a property we have a few requirements from all prospective tenants:

- One months rent in advance (**Must be in cleared funds, cheques are not accepted**)
- A security deposit equivalent to one month's rental. The deposit is held against any losses or damage to the property or its contents during the period of tenure. (**Must be in cleared funds, cheques are not accepted**)
- Should you wish to use a credit card, a 3% charge will be added onto your amount outstanding to cover the costs. No charge will be applied when using a debit card.
- A reservation fee is required in respect of all applications received if not moving in that said day.
- A fee in respect of all Administration, legal fee's and inventory check-in.

The administration fee is due and payable on the receipt of your application. In respect to house shares this fee is **£95 + VAT**. For applying for an apartment the fee is **£200 + VAT**, and the fee for **£225 + VAT**. If a Guarantor is needed for your application to be accepted, we do require a further **£45** for the Administration fee for submitting this. Company Lets will incur costs of **£350 +VAT**

References:

We will require all applicants to complete an application form. Once we have received this we will process a credit search on the details provided by the applicant. If the credit check fails we will require a further **£20** to cover further costs of referencing. If there is any reason why you believe that your check will fail please inform us prior to completing the application. Prior to moving into the property, we require from all tenants:

- **Proof of employment – both from yourself and/or Guarantor**
- **2 forms of identification i.e. passport, driving licence (without exception)**

You may also be asked to prove that you have insurance. This isn't always asked though in some exceptions we may ask.

Rents:

All rents are payable by way of standing order unless other ways are accepted at agents discretion. With exception of house shares and any property otherwise stated, all rents are exclusive of Council Tax and Water Rates. For further clarification on any aforementioned points please do not hesitate to contact a member of our team. They will be more than happy to help.

Conditions:

These particulars are intended to only guide the prospective tenants to enable them to consider whether to make further enquiries. They are otherwise not to be intended to or relied upon in any way or for whatever purpose, accordingly neither accurately nor the continued availability of the property is in any way guaranteed on the express undertaking neither the Landlords nor the agents are to come under liability or to claim in respect of the property or the contents. The Landlord does not make nor give, nor do Chester Rentals make nor give any representation of warranty as regard to the property or otherwise.

**N.B WE ONLY COMPLETE NEW SIGN UPS MONDAY TO FRIDAY.
SATURDAYS ARE ONLY ON EXCEPTIONS.**

ALL RENTS ARE TO BE PAID ON THE FIRST OF EVERY MONTH.