

## Tenant Charges

At Edward Chase, we ensure transparency is at the heart of our practise and for this reason, we publish a full list of associated costs when you're securing a rental property through us. If you have any queries concerning charges, we have a dedicated team readily available to walk you through the process.

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### **Pre tenancy**

*(All fees are inclusive of VAT at the prevailing rate)*

- Admin/Credit referencing fee - £195 per person
  - Deposit - 4 weeks' rent (per property) negotiable
  - Edward Chase charge £75.00 per guarantee required.
- Pre tenancy fees are subject to a minimum of £500 per property

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### **During your tenancy**

*(All fees are inclusive of VAT at the prevailing rate)*

- Change of occupancy - £350.00 per tenancy
- Renewal document fee - £90.00 per property up to 2 bedrooms
- Renewal document fee - £120.00 per property 3 bedrooms plus

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### **Post tenancy**

*(All fees are inclusive of VAT at the prevailing rate)*

- Reference request fee – Nil – We do not charge to complete your vacating reference.
- Throughout the tenancy and at the end of the tenancy there are other costs that must be covered on top of the rent. These might include:
  - Utilities (gas, electricity, water and telephone)
  - Council Tax
  - Television licence
  - Installation of cable/satellite
  - Insurance (for your personal and own contents)
  - Garden maintenance
  - Professional cleaning of the property
  - Dilapidations

Please speak to your experienced property consultant for clarification if your circumstances would warrant the need for a guarantor.