

GUIDANCE NOTES FOR POTENTIAL TENANTS

Payment Structure: what to pay and when.

HOLDING DEPOSIT:

To be paid upon application

The amount required is based on the monthly rental value:

Up to £650.00 pcm £100.00

£650.00 to £1000.00 pcm £150.00

£1000.00+ pcm £250.00

Once paid the property will be suspended from the letting market for a maximum of 14 days.

ALL FORMS, ID AND ADDITIONAL DOCUMENTATION MUST BE RECEIVED WITHIN THIS 14 DAY PERIOD

If the prospective tenant fails to progress for any reason after 15 days from paying the holding fee then the holding fee may not be refunded.

The holding fee may also not be refunded if the applicant provides us with mis-information resulting in a failed reference check.

THE HOLDING FEE DOES NOT SECURE THE TENANCY UNTIL SUCCESSFUL REFERENCING HAS BEEN CONFIRMED.

The holding fee will be credited to the tenancy deposit on completion of the letting agreement.

First Months Rent:

Tenancy start day / key collection

Tenancy Deposit*:

Tenancy start day / key collection

** The Deposit amount will be no more than the equivalent to 5 weeks rent.*

Payment Methods:

Cash / Debit Card / Standing Order / Bank Transfer

PLEASE NOTE: WE DO NOT ACCEPT CREDIT CARD PAYMENT

General Points:

Government guidelines state that all biometric card holders, permit holders or Non UK passport holders will have to show their identity and Right to Rent status using the Home Office Online Service: www.gov.uk/prove-right-to-rent

All applicants under the age of 21 will require a guarantor.

A Guarantor must be aged between 25 and 65 and in full time employment with a good credit history.

All of our Tenancy Agreements are for a minimum term of 6 months.

Smoking is not permitted inside the property.

Permission for pets is required from the Landlord in advance of tenancy start date. If during the tenancy you seek permission for a pet and it is granted by the landlord you will be issued a Pet Clause.

All of our references are carried out through an Independent Referencing Company. If you have adverse credit history your application may be rejected if this is not declared. The holding fee may also not be refunded if the applicant provides us with mis-information resulting in a failed reference check. You may also require a Guarantor.

You will be required to have been in your current employment for a minimum of 3 months.

We will require proof of your employment in the form of your current Contract of Employment plus your last 3 monthly payslips or 6 weeks worth if paid weekly.

If you are Self-employed we will require 1 years accounts or a letter from your accountant confirming your annual income.

We also require proof of your identity and current address. This can include; passport, driving licence, utility bill, council tax statement.

If there are any changes during the tenancy and a new agreement is issued this will be charged at £50.00.

If you vacate before the expiry date of the fixed term, you will have to pay the rent and all other outgoings until a new tenant is in occupation.

To terminate your tenancy you must give at least one calendar month's notice in writing.

If there is anything you do not understand please contact us. We are pleased to help and advise you.

Telephone: 01536 512277

Email: info@letsrentproperty.com

14 Market Place, Kettering NN16 0AJ

