



Guidance Notes for Potential Tenants

Fees & Payment Structure: what to pay and when

Application Fee: *To be paid upon application*
£175.00 for first applicant
£100.00 for every subsequent adult applicant
£100.00 per guarantor (if required)
Guarantors must be aged between 25 and 65 and in full time employment

First Months Rent: *Tenancy start day / key collection*

Deposit*: *Tenancy start day / key collection*

Tenancy Deposit Scheme: *At the commencement of your tenancy we will require a fee of £25.00 for the registration of your deposit.*

*Deposit amount is equivalent to one month's rent plus a further £100

Payment Methods: Cash / Debit Card / Cheque / Credit Card**

** please note credit card payments do incur a £20.00 charge per £500 amount

UPON PAYMENT OF THE APPLICATION FEE, ALL FORMS AND ADDITIONAL DOCUMENTATION MUST BE RECEIVED WITHIN 7 DAYS OR THE APPLICATION WILL BE DEEMED CEASED AND NO FEE WILL BE REFUNDABLE

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

THIS FEE IS NON-REFUNDABLE.

General Points:

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

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.

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. 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.

Tenancies are renewable every 6 months and are charged at £50.00 unless otherwise agreed.

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 month's notice in writing which must expire on the last day of the rent period.

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

