

Important Information and Fees for Prospective Tenants

Tenancy:

Generally tenancies are for a 12 month period, although the minimum term is six months.

Commitment to Tenancy:

Once you have decided to rent a property and the Landlord has agreed to proceed with your application (subject to referencing), we ask for a payment equivalent to one weeks rent to show your commitment to taking on the tenancy. Should you withdraw your application or be refused the property due to something undisclosed resulting in a bad reference this payment is non refundable. If for some reason we are unable to proceed with your application, we will refund this to you. This payment will come off of your first months rent.

References:

We require full referencing for each adult named on the tenancy. These are completed by our preferred referencing company, Rent4Sure. This reference consists of confirming your identity, credit check, employment status and where applicable a current Landlord reference.

Rent:

We require the first months rent to be cleared into our bank account before your tenancy starts. All future rent is payable by standing order and your move in date will become your future rent day.

Deposit:

The deposit is also required to be in cleared funds before your tenancy starts. The deposit will be no more than six weeks rent where the annual rent is below £50,000, or six weeks rent where the total annual rent is £50,000 or above, and will be held with the Deposit Protection Service (DPS) for the duration of your tenancy.

Inventory and Check Out:

A detailed inventory of the property, its contents and condition including photos will be prepared. The tenant should sign this and return it to us within seven days. If this is not returned to us we will assume you agree to the condition as it has been written. At the end of the tenancy this document will be used to aid the check out and deposit release.

Utilities:

Unless otherwise notified you are responsible for the payment of all the utilities at the property for the duration of your tenancy. If you decide to leave earlier than the end date of your tenancy you are still responsible for the utilities until your notice expires.

Amendments to a Tenancy:

If you request any changes to the Tenancy Agreement during the term of the tenancy there is a charge of £50.

Ending your Tenancy:

During the fixed term of your tenancy, should you wish to leave, you are required to provide two months written notice from a rent day after the first six months. Once you are out of the fixed term and into a Statutory Periodic tenancy you have to provide one months notice (although we do ask for as much notice as possible). If you wish to end your tenancy early you are liable for the re-let fee to the Landlord. Notice must be given on a rent day.

Insurance:

You are responsible for insuring all of your own personal possessions in the property.