



Tenant Information

No hidden surprises...

We are always on hand to help you with your tenancy application. Please look over the following information - you will find it is quite straight forward renting a home from us

DEPOSIT

- A holding deposit of £300 will secure a property pending references
- A security deposit, normally equivalent to one months' rent plus £200 will be required
- A higher deposit may be needed if you have small children and/or pets

REFERENCES

- References are required per tenant, usually an employer's reference and your previous landlord reference. We may also require sighting of six months bank statements
- Credit Checks are mandatory per tenant
- If you have someone to act as a guarantor, the full referencing requirements also apply to that person

FEES

We pride ourselves on having some of the lowest fees when compared against our High Street competitors*

- Administration and referencing fees are a one-off charge of £300 per tenancy
- Additional tenants are charged a further £120 fee per applicant (ie a two person tenancy will attract a fee of £420)
- If a Guarantor is required we charge a fee of £120
- If, at the end of your tenancy, you wish to extend the agreement for a further period there is a charge of £100 for single tenancies and £140 where two or more tenants are named on the tenancy agreement
- Company lets attract a fee of £400
- Alteration of terms fee is £30; eg this will apply if you wish to change your rental payment day

WHAT WE DO NOT CHARGE FOR

- We do **not** charge a check-in or check-out fee
- You will **not** be charged VAT on your fees or on your rental payments

REFUNDS

- The holding deposit is taken as part of the security deposit when the tenancy starts, however, should you decide not to go ahead, this is non-refundable
- You will be refunded the administration fee in full if the landlord is unable to proceed with the tenancy
- In the event you fail the referencing process we will refund you the administration fees less £40 per applicant (this amount covers some of our costs and office time)

PAYMENT

- Payment for the first months rental, security deposit and administration fees should be made by either Faster Payment or cash on or before the intended date of occupation
- On-going rental payments are then to be made via **standing order** from your account

* market data available upon request