

INFORMATION SHEET

To apply for a property, the application and administration fees are as follows:-

- 1 applicants £150**
- 2 applicants £200**
- 3 applicants £250**
- 4 applicants £300**
- Guarantor Fee £50**

Application fees are inclusive of VAT and are payable at the point of application. The property is then taken off the market whilst references are obtained. Applicants will need to be in full time permanent jobs (not agency work) as references will be required from your employer/accountant, landlord and a credit search. If full and satisfactory references cannot be obtained, we reserve the right to request a higher deposit, 6 months rent in advance, a guarantor, or to decline the application.

The fees are non-refundable if the application is declined or the applicant withdraws.

When the references are approved a moving date will be agreed and an appointment will be made for the tenants and guarantor (if required) to come into the office to sign the tenancy agreement and pay the first months rent and deposit (in cleared funds, ie cash or debit card, for a credit card there will be a 2% fee)

The normal deposit will be equivalent to one month's rent plus £200 (deposit for sharers is equivalent to one months rent plus £300) unless otherwise agreed and is accepted subject to the terms of the tenancy agreement, repayable without interest. There will also be a charge of £25 payable to register the deposit

The minimum lease term is usually 6 months, unless otherwise stated or agreed by the Agent.

HOUSING BENEFIT APPLICANTS ARE CONSIDERED SUBJECT TO AVAILABILITY ON CERTAIN SUITABLE PROPERTIES. (Deposit, first months rent and guarantor still required)

Properties are let 'as seen'. If you have any specific requests, queries or comments, these must be raised and agreed at the time of application. A copy of the inventory for the property is available on request

Please note any exclusions relating to pets, smoking, etc. as detailed on the property description as these will be included in the tenancy agreement. A higher deposit of £250 will be requested for tenancies where pets are allowed.

Before moving into a property it is recommended that contents insurance is taken out to safeguard any damage to the property and your deposit, in addition to your own belongings.