



TENANCY APPLICATION FORM

PROPERTY

ADDRESS.....

These are the fees that you will be liable for:

TENANT

APPLICATION FEE	ZERO
PAYMENT TERMS	1% on cash
TENANCY RENEWAL	ZERO
HOLDING DEPOSIT	One week's rent
DEPOSIT	Five weeks' rent (includes the Holding Deposit)
PET RENTS	An additional £25 pcm per animal up to a maximum of two pets, subject to Landlord's agreement
LOSS OF KEYS/SECURITY FOBS	Cost of actual replacement and also reasonable charge to cover agent's time in getting keys cut
RENT ARREARS	Interest chargeable 3% above the Bank of England base rate on the late payment of rent from the date the payment is missed
VARIATION, ADDITION OR REMOVAL OF TENANT FROM TENANCY AGREEMENT AT TENANT'S REQUEST	£50 incl VAT

Important information regarding the holding deposit:

This is payable when we start to process your application. Payment must be made by bank transfer as we are unable to take card payments for deposit or rent.

Once we receive the deposit we will not show anyone else round the property.

We have 14 days to enter into a tenancy agreement unless we mutually agree a different 'deadline for agreement' in writing.

We will provide a receipt for the holding deposit and confirm the 'deadline for agreement', we will also provide you with a draft copy of the Assured Shorthold Tenancy agreement so that you can read it before committing. Details of the rent and deposit you would pay are covered in the letting particulars for the property.

We will refund your holding deposit in full within 7 days if:

1. entering into a tenancy agreement with the tenant (it will be offset against your deposit)
2. the landlord withdraws from the proposed agreement
3. the 'deadline for agreement' passing without a tenancy having been entered

We will keep and not refund your holding deposit if

1. you provide false or misleading information in your application
2. you fail a 'right to rent' check
3. you withdraw your property application (*)
4. you fail to take all reasonable steps to enter into a tenancy agreement and the landlord or agent takes all reasonable steps to do so (*)

(*) unless a landlord or agent imposes a requirement that breaches the ban or acts in such a way to the tenant or relevant person that it would be unreasonable to expect a tenant to enter into a tenancy agreement with them).

Important information

- **When money is paid:** When you sign the tenancy agreement you will need to pay the first month's rent and the deposit (this is the equivalent of five weeks' rent, your holding deposit will be offset against this). Before we can hand keys over to you we will require cleared funds.
- **Named tenants:** Any tenancy granted would be in the joint names of each applicant over 18 years old. In the case of married or cohabiting couples, tenancies will be in joint names. Any children over 18, still living at home, will be named as tenants and should be included on the application form. Please fill in **one** form per adult.
- Please note that applicants looking to **run a business from a residential property or to work from home** should check with our office before making completing this application.
- **Proof of identity:** Please bring a passport (in date) or photographic driving licence (in date) *and* birth certificate into the office along with your application. These will be photocopied and returned to you. Please also bring a utility invoice in your name from the last three months (not a mobile telephone invoice).
- **Personal data** - please note that full details of your application will be given to our Landlord client to enable them to make the ultimate decision on your application. If you are not successful on this property your application form will be destroyed. If you have any queries in this regard please contact the office.
- **What happens after your application has been submitted and accepted?** We secure a reference through an online referencing company called Rent4sure who will contact you by email to progress your application.

APPLICANT DETAILS	
Title	
First Name	
Middle Name	
Last Name	
Address	

Postcode	
Home telephone number	
Work telephone number	
Mobile number	
Email address	
Length of time at this address	
Present accommodation	Homeowner / rented accommodation / family home <i>* Please delete as appropriate</i>
Why are you leaving your present accommodation?	
Will you be working from home?	
Do you have any pets? <i>If yes, please provide details.</i>	
Do you have any children that will be living with you all or part of the time? <i>If yes, please provide names and ages.</i>	
Are you a smoker?	
What date would you like the prospective tenancy to start?	

EMPLOYMENT REFERENCE

Rent4sure will contact you direct about this, but please also confirm here your employment details:

Your job title	
Your employer	
Company	
How long have you worked here?	

LANDLORD REFERENCE

Name/company	
Phone number	

Email address	
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CREDIT HISTORY

Do you have any adverse credit history? Eg County Court Judgments, Bankruptcy etc <i>If yes, please provide details</i>	
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DECLARATION

I, (print name) confirm that the above information is true to the best of my knowledge, and that no facts which are likely to materially alter the decision to offer me a tenancy have been withheld.

Signed.....date.....