

GUIDANCE NOTES FOR TENANTS

INTERESTED IN THIS PROPERTY?

If you wish to rent this property, please contact us by email at **contact@steve-morris.co.uk**. We will send you a Pre-Tenancy Application form which you will need to complete and return to us. If your application is successful, we will request payment of a Holding Deposit and upon receipt arrange for our referencing partners – **uktenantdata** – to send you a link to complete your full application form online.

HOLDING DEPOSIT

A holding deposit equal to one week's rent is payable upon each application. Subject to your application being successful, the holding deposit will contribute towards any security deposit requested. *Please note - this will be withheld if any relevant person withdraws from the tenancy, fails a 'Right-to-Rent' check, provides false or misleading information or fails to sign their tenancy agreement within 15 calendar days of being requested to do so.*

IMMIGRATION ACT

All applications will include a 'Right to Rent' check carried out by **uktenantdata** which will ascertain as to whether an applicant has a right to rent a property in the United Kingdom.

SECURITY DEPOSIT

A security deposit equal to 5 week's rent is payable upon a successful application and is required in cleared funds before a tenancy begins.

RENT

The first month's rent will be due on the day you move in. This can be paid on the day in cash if you wish or by cheque or bank transfer 3 working days prior, so the funds have time to clear.

We recommend that you take out tenant's liability insurance cover for a minimum of £2,500 cover for any accidental damage you may cause to the landlord's fixtures and fittings. We can arrange a quote for you through one of our partners, but you can source this from any provider you wish.

Items listed in red on the front page are for the tenants use whilst working. Please note the Landlord will not repair or replace those items.

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