



address: 2 High Street, Toddington
Beds, LU5 6BY
telephone: 01525 877300 - Property Management
telephone: 01582 485840 - Lettings
email: lettings@house-hold.co.uk
website: www.house-hold.co.uk

HOUSEHOLD ESTATE AGENTS TENANTS INFORMATION RENTING WITH HOUSEHOLD

OFFER PROCESS – Once you have made an offer on the property of your choice subject to the three points below being completed we will approach the landlord and advise you accordingly.

- 1 Complete an online reference application for all tenants over 18 years of age.
- 2 Arrange for a member of staff to see your passport and take a copy
- 3 Complete the Right to rent application (where applicable)

If the landlord then accepts your offer you will be required to sign a copy of the Tenants charter. On receipt of the Tenants charter you will be supplied with a blank tenancy agreement for your perusal and be asked to pay a refundable holding deposit of one weeks rent. At this stage the property will be removed from the open market for an agreed period of time. Referred to as “The deadline for agreement”. We will then commence with your referencing application.

If successful your holding deposit will be offset against the first month's rent.

If you are unsuccessful due to the following reasons. Your holding deposit will not be refunded.

- 1 You have provided false or misleading information
- 2 You fail a right to rent check
- 3 You withdraw from the property
- 4 You fail to take all reasonable steps to enter into the tenancy agreement and the landlord or agent has taken all reasonable steps to do so

You will be notified in writing within seven days of the reason for non-return of the holding deposit.

MOVING IN TO YOUR RENTED PROPERTY

Prior to moving into your rented property you will be required to make the following payments

- 1 First month's rent minus any holding fee paid
- 2 A refundable tenancy deposit (subject to fair wear and tear) – Maximum five weeks rent.

ADDITIONAL FEES PAYABLE

Payments to change the tenancy if requested by the tenant.

Payments associated with early termination (if permitted)

Payments in respect of utilities, communication services, TV licence and council tax

Default fees for late payment of rent – This is payable if the rent remains unpaid after 14 days

Fees for lost key/security device

Redress Scheme – Household estate agents are members of the Property Redress Scheme and they can be contacted at

<https://www.theprs.co.uk/>

Client money protection scheme – Household estate agents client money protection scheme is administered by Safeagent