

RENTING A PROPERTY INFORMATION & FEES

APPLICANTS - Must be 18 years of age to sign the Rental Application Form. Should a guarantor be required, they must also be 18 years of age, ideally a home owner and also sign the application form.

A full credit referencing check will be carried out (subject to approval) by either the landlord or Moving Homes on behalf of the landlord. **This process is subject to a Holding Fee of no more than 1 weeks rent. This is non-refundable should you withdraw from the application, fail Right to Rent checks, give false or misleading information or fail to adhere to the deadline for agreement.**

Moving Homes will obtain a credit reference report on each applicant including guarantor, however to protect personal information we do not release copies of these.

INCOME- The applicants gross income is required to be 2.5 X monthly rent, proof will be verified by employer. Self-employed applicants must provide 3 years accounts and bank statements as required.

ID - Applicants will be required to provide two forms of ID. One in the form of photographic ID (current valid passport or driving licence) and a copy of a utility bill, bank statement showing current address or state pension book. *Please note – these must be dated within last 3 months.

RENT & DAMAGE DEPOSIT - On commencement of the tenancy, a damage deposit is payable (**equivalent to five week's rent**) and also one month's rent payable in advance. Please Note: fees must be paid by Bank transfer. Rent will then be due on the contractual date monthly.

UTILITIES - The tenant will be responsible for all utilities (council tax, telephone, gas, electric, water etc) including notifying of moving in/moving out of the property. It is always recommended that the tenant has a valid TV licence in place for the tenancy duration.

TENANT FEES -

- A Holding Deposit of no more than 1 week's rent is payable at the time of application. (The Holding Deposit will only hold the property for 15 calendar days, your tenancy agreement must be entered into within this timeframe unless otherwise agreed with the Landlord.)
- Any costs for additional keys requested by the Tenant or replacement of lost or stolen keys will be charged to the Tenant.
- Late rent payments will be subject to a charge of 3% per annum over the current base rate on any rent which remains in arrears for more than fourteen days calculated from the date

which such rent was due to be paid and up to and including the date upon which it was actually paid

- Should the Tenant(s) require the attendance of the agent outside of office hours for whatever reason we reserve the right to charge a fee of no more than £15 per hour or part of. Only in exceptional circumstances will the agent attend.
- Should the Tenant(s) wish for any reasonable amendments to the Tenancy to be made during the term such as removing or adding a Tenant, we reserve the right to charge a fee of no more than £50.00 including VAT.

MEMBERS OF ORGANISATIONS –

Moving Homes Sales and Lettings are members of:-

THE PROPERTY OMBUDSMAN



THE DEPOSIT PROTECTION SCHEME



CLIENT MONEY PROTECTION SCHEME

