



Terms and Conditions for New Tenants

1. A holding fee of £100.00 is required to hold the property whilst references and credit checks are carried out. Should you subsequently proceed with the property this is deducted from the 1st months rent.
2. A reference fee of £70.00 for the first applicant and £30.00 for each subsequent applicant is payable with the holding fee. Should you fail the referencing/credit check or decide not to proceed then this fee is non refundable.
3. All applicants must provide photographic ID in the form of a passport/driving licence.
4. All applicants must provide proof of address in the form of a utility bill or bank statement.
5. All applicants must be over the age of 18 years.
6. We may ask for further supporting documents i.e wage slips, bank statements etc
7. Prior to moving in a deposit equivalent to one months rent shall be payable in cleared funds together with the balance of the firsts month rent.
8. The 2nd months rent together with all subsequent monthly rental payments are usually payable exactly one month after you take the tenancy.
9. Self employed applicants will be required to provide the last 3 years accounts together with an accountants reference.
10. The tenancy agreement is a joint and several liability tenancy and if one or more applicants vacate the property independently then the remaining occupants will be liable for full rental damages and any damages incurred.