

Information and Application form For prospective tenants.



If you would like to apply to rent a property through Homesabout you will need to fill out an application form. The following notes are to advise you of our procedures and how your application will be treated. We will not remove a property from the market until we receive a completed application form together with the appropriate holding fee. To avoid disappointment, it is imperative that you submit this application without delay. On rare occasions we may receive more than one application on a property, if this is the case, we will submit all applicants to our client Landlord, and one will be chosen. We commit to only ever process one application at a time.

Each person over the age of 18 who intends to live in the property should complete this form.

We do not charge tenant fees however a holding deposit which will be the equivalent of one weeks rent will be required. This will hold the property for 15 days from payment for a deadline of agreement, if none is made or agreed in writing to then the holding deposit must be returned.

Please be aware that the holding deposit will not be returned in the following circumstances.

The tenant's application is withdrawn.

Immigration act checks fail

False information is given on the application form

Applicant does not make reasonable steps to enter the agreement

In this situation the applicant will received in writing the reason for the non-return of the holding deposit.

For us to accept your application we must agree that you meet the financial assessment criteria in order to pass your referencing checks for affordability. Your annual salary and other income must be a minimal level to ensure that the property is affordable to you. This calculation will be expressed as the rent per calendar month multiplied by 30 i.e. Rent of £500 pcm multiplied by 30 = £15,000 per annum.

If you are a non-UK citizen you will need to provide us with your passport, Worker Registration Scheme Certificate (WRS) or your European Economic Area Residence Permit (EEA). If you are unsure of your employment status, income amount or have any queries please contact us before reserving the property.

If a formal tenancy commences the holding deposit will be credited to your account.



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk
Your advantage in property

We are required to positively identify every applicant and will require sight of original photo ID; we will accept a driving license, Armed forces ID card or passport. Along with this completed application please enclose an original bank statement pre-printed with your name and current address, or a utility bill less than three months old but not a mobile phone bill. We are unable to accept your application without these.

References usually take approximately 5 working days to obtain, although this time is wholly dependant on your referees to supply the information.

We recommend that you advise your referees that they will be contacted by us and supply any appropriate permissions.

Once your references have been received and an offer of tenancy made, we will agree a moving in date. This offer of tenancy is conditional on all references received being satisfactory to our client landlord and underwriters and the property being physically available.

It must be noted that no liability is attached to Homesabout Lettings Ltd if a property is unavailable for reasons outside our control.

Please note that all of our rental properties are strictly "no smoking" within the building".

Upon signing a tenancy agreement, you will be responsible for one month's rent in advance and a deposit. Your rent is payable by standing order only and will be due on an agreed day of the month. Please note that we will accept rent payment from one bank account only.

In order to ensure that we provide the best service that we can to both our Landlords and our Tenants we would advise all prospective tenants to have adequate contents insurance cover for both your personal items within the home and for accidental cover to the Landlords belongings. We can obtain a quote for you for a comprehensive insurance product specifically designed for the lettings market and our negotiators are happy to discuss with you the various levels of cover available and the cost of these policies.

Payment of holding fee, rent and deposit can be made by internet banking or bank transfer.

The rent quoted to you is exclusive of the following:

Water charges, council tax, gas, electricity, oil, telephone connection and rental charges and TV license. You should also assume that no T.V. aerial is supplied with the property.

Should you have any queries regarding any of the above points please contact this office immediately. A specimen tenancy agreement is available for your inspection upon request.

Tenant Charges

Early tenancy exit surrender fees loss suffered by landlord administration to Tenancy	£To be agreed £50.00
Damages for breach of Tenancy	£To be agreed
Replacement keys/security device- emergency call out during working hours	£To be agreed
Rent arrears if not paid within 14 days. Chargeable from rent due date.	3% over base rate payable from due date
Administration to tenancy i.e. Variation, i.e. change of name or permitted occupier	£50.00

If you would like the landlord to consider allowing you to keep pets please describe the type of pet, its gender and age.

Property address applied for:

Rent amount payable: £

What date would you like to move in?

I have fully read the notes on the preceding pages and agree to be bound by their terms.

I confirm that I have inspected the property internally.

Signed _____ Full name:

Date _____

All complete applications to be returned with proof of photographic ID and a recent utility bill (not a mobile phone bill) to: - Homesabout Lettings Ltd, The Annexe, 121 Park Road Peterborough PE1 2TR. Tel: 01733558800 Email: sales@homesabout.co.uk