

Tenant Terms & Conditions

PLEASE NOTE WE REGRETTABLY ARE UNABLE TO ACCEPT ANY PERSON/S WITH A CURRENT COUNTY COURT JUDGEMENT (CCJ), INDIVIDUAL VOLUNTARY ARRANGEMENT (IVA) OR ANYONE WHO IS CURRENTLY BANKRUPT UNLESS AN ADVANCE PAYMENT FOR THE FULL FIXED RENTAL PERIOD CAN BE MADE (SEE BELOW)

Tenants Criteria

Any person/s who wishes to rent a property through Michael Jones Residential Lettings must have the Right to Rent within the UK, as well as having a certain level of income

Full Time Employed / Pensionable Income / Self Employed

Earning at Least 2 ½ times the Annual Rent
(before Tax)

To calculate whether you meet this requirement, the equation is:

RENT £ **x 2.5 x 12 =**

£ **Minimum Annual Income**

Do I Need A Guarantor?

If your circumstances matches any of these below then you will need a **UK Home Owning Guarantor** who is earning **Three Time the Annual Rent** (before Tax)

- If your household is earning less than the 2 ½ times the annual rent (before Tax)
- If you are in Temporary Employment / Temporary Contract
- If you are currently in a Probationary Period at your Work
- Claiming any form of Benefits
- If your Credit Score is low

Guarantors are required to sign a deed that makes them responsible for any rent / damage or legal fees that are not paid by the tenant/s.

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How Do I Secure A Property?

A holding fee of **£400** must be paid to secure a property (this amount will be deducted from the final balance); this can be paid in **cash or by debit / credit card** (subject to surcharges)

****Please note that should you decide not to go ahead with the let then the full holding fee will be forfeited****

We will require proof of ID (passport or national identity card) and proof of address (utility bill / credit card statement)

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What Is The Referencing Process?

You will be given an application form (one for each applicant / guarantor to complete) and will need to complete this in as much detail as possible and return it to the office. We will then perform the following checks:

- Right to rent (within UK)
- Full credit
- Employment / accountant / pension
- Current / previous landlord reference

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What Are My Fees?

Once references have been completed successfully and we are satisfied with the checks performed, we will arrange a suitable time for you to come to the office on your moving date to pay the remainder of the balance by **banker's draft, building society cheque, debit card or credit card** (subject to surcharges)

- First month's rent
- Deposit (equivalent of 6 weeks rent / month ½ rent)
- Administration / referencing fees (£250 + VAT for the first applicant and £99 + VAT for each applicant / guarantor thereafter)

****Please note that we do not accept cash or personal cheques for the final balance due to insurance / money laundering reasons****

Special Conditions

Under the terms of your tenancy agreement you will be legally responsible for any damage you cause to your landlord's property and possessions. It is a condition of your lease that you have at least £2,500 insurance cover in place, **prior to moving in**, to cover accidental damage to your landlord's property and possessions. You will be required to provide proof that you have this insurance cover before moving in. You can arrange a quote from a company called **Homelet on Tel 0800 035 8258, quoting Agent Number 1514718** or alternatively visit homelet.co.uk/tenants. Please note you are free to purchase cover from a supplier of your choice.