

TENANT'S INFORMATION

VIEWING PROPERTIES:

All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings on most properties from 9am to 6pm Monday to Friday and 9am to 4pm on Saturdays.

SECURING PROPERTIES:

Once you have found your property and your offer / terms have been agreed by the Landlord, we will require a binding agreement fee of 1 weeks rent which will be offset against your move in costs. You will also need to complete a binding agreement acceptance form. All paperwork required must be supplied within 15 days of paying the binding agreement fee.

TENANCY CONDITIONS:

Most properties will have a maximum number of occupants that are permitted to reside in the properties which will vary according to the property size / layout.

Minimum gross annual salary must be 3 x the annual rent advertised as a mandatory requirement to pass referencing on any property, which can either be a single income or joint income for joint tenancies.

INITIAL MOVE IN COSTS ARE:

Binding agreement fee of 1 weeks rent

Security Deposit is usually equivalent to 5 weeks rent (Registered with TDS).

REFERENCING DOCUMENTS REQUIREMENTS:

Original Passports.

Original Visa Documents or Biometric Cards for non EU tenants.

Last 6 months bank statements.

Last 6 months payslips.

Work Reference including confirmation of income and position.

Complete our referencing application form.

FUTURE TENANCY COSTS:

Administration fee for rent arrears letter is £50 including Vat per letter.

Administration fee for loss of keys / keys replacement is £30 including Vat plus cost of keys which are variable.

Administrative letters for various items are £70 including Vat per letter.

BENSON & PARTNERS LTD HAVE CLIENT MONEY PROTECTION AND ARE MEMBERS OF THE FOLLOWING SCHEMES:

ARLA - Propertymark

The Property Ombudsman

TDS – Tenancy Deposit Scheme