

FRONT STREET LTD – RENTING / FEE INFORMATION

All applicants must be 18 years of age to sign an application to rent a property. Any guarantor if required must also be 18 years of age. * You should be aware that the need for a guarantor might not become apparent until referencing has begun or been completed. When this happens, a guarantor must then complete an application and provide the same documentation as the applicant.

Front Street Ltd will carry out a credit reference check (subject to approval) by either the landlord or Front Street Ltd on behalf of the landlord.

*This process is subject to a Holding Fee of no more than 1 weeks rent. This is non-refundable if you or the guarantor fail the Right to Rent checks, give false or misleading information or fail to adhere to the deadline for agreement.

Referencing / Right to Rent Checks

You will be required to complete an application form before referencing can be initialised, you will also be required to provide **ID / Residency** - Each applicant will be required to provide up to date photographic ID (Passport or Driving Licence) and a copy of a utility bill or bank statement dated within the last 12 weeks and must show the applicants name and address.

Affordability / Income - In order for your rental application to be accepted through Front Street Ltd, you must have a minimum gross income of 2.5 X monthly rent, while self-employed applicants will be required to provide three years up to date accounts. **(EG: £500 x 12 x 2.5 = £15,000)** (excluding commission or overtime)

Tenant Fees / Deposits -

- A holding fee equivalent to 1 weeks rent is payable to secure a property and is deducted off the first months rent on day of move in. This will only hold the property for 15 days and your tenancy agreement must be entered into within this time frame unless otherwise agreed with the Landlord.
- The deposit is equivalent to 1 months rent and is held with the DPD (Deposit Protection Scheme). This will be returned to the tenant when the property is vacated at the end of the tenancy and after the inspection is carried out, provided the property has been left in good order and there are no disputes, damages or outstanding rent.
- Any costs for additional keys requested by the Tenant or replacement of lost or stolen keys will be charged to the Tenant.
- Interest will be charged in line with the bank of England's rate + 3% if a rent payment is more than 14 days overdue for each day the rent is outstanding.
- 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.

Other Responsibilities Tenants are responsible for the council tax, telephone, tv licence. gas, electric and water within the property. They are also responsible for advising the same companies of move in / move out dates.