



**BEFORE VIEWING ANY PROPERTIES AVAILABLE FOR RENT THROUGH W H BREADING OR PUTTING IN AN APPLICATION FORM, PLEASE READ THE FOLLOWING:**

As agents, we require the completion of an Application Form, which is passed on to a referencing company who will carry out the appropriate referencing, along with a credit check. **A holding deposit of one weeks rent will become due on application. If your application is successful, this amount will be deducted from the total monies due for rent and deposit. Please note - if false information is provided on your application form leading to a failed application, the holding fee will not be returned.**

When completing the reference form you must have all of the relevant information and supporting documents, with you and must be able to provide us with **proof of residency** and **proof of identity**.

On commencement of the tenancy, we would require the first months rent to be paid along with a deposit - which will be the equivalent to five weeks rent. **Personal cheques are not acceptable at the commencement of the tenancy, and the deposit cannot be used as the last months rent. If the property is 'FIND TENANT ONLY' this means the landlord will be managing the property, but referencing and signing of the Agreement will be carried out through our office, then passed to the landlord.**

The tenancy will be on a 6 month Assured Shorthold Tenancy Agreement. We will contact you after 4 months to see if you wish to remain in the property - if so you will need to sign a new agreement for a further fixed term or alternatively your landlord may request that the tenancy transfers to a periodic agreement at the end of the fixed term.

Once in occupation, tenants must take responsibility for small/minor repairs, such as taps, washers, sink and drain blockages, light bulbs, cleaning of windows and keeping the property generally clean and tidy. No bills for repairs will be paid unless the repairs have first been approved by the Letting Agent or landlord.

All of our properties are strictly non smoking both within the property and garden areas and pets are only permitted where agreed by the Landlord.

The deposit is returnable at the end of the tenancy, after a satisfactory inspection has taken place, and providing there are no breakages or damages, and no rent arrears. We will also need to have sight of all paid closing accounts.

**Rent each month should be paid through our office 3 days prior to rent becoming due.**

When applying for a property through WH Breading you give consent for WH Breading to share your Data where relevant with 3<sup>rd</sup> party referencing agencies and maintenance contractors in line with their data protection schedules and records of processing. You may withdraw this consent at any time.

I have read and understood the above terms of letting:

Signed.....Print name.....Date.....

Details of current properties available can be found at; [www.whbreading.co.uk](http://www.whbreading.co.uk) or [www.rightmove.co.uk](http://www.rightmove.co.uk)

WH Breading are members of The Property ombudsman and PRS redress schemes.

WH Breading are members of The CMP Client money protection scheme.