

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 non-returnable fee of £246.00 is required for this which includes our administration costs. If a couple are taking the tenancy, both parties are referenced and a non- returnable fee of £294.00 is required at the time you complete the form.**

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 usually be the equivalent to the first months rent plus £200 (If, for example, the rent is £500 pcm the deposit would be £700). **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 and holding the deposit, 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 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 6 months for which there will be a charge of £65 + VAT. The same fee will apply if your 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. If you require a written reference at the end of your tenancy there will be an administration charge of £25 +VAT for this service.

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

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 or www.rightmove.co.uk