



Property Letting | Property Management | Property Refurbishment | Property Acquisition

INFORMATION FOR PROSPECTIVE TENANTS AND MOVING IN ADVICE

YOU WILL NEED TO BRING YOUR PASSPORT TO THE VIEWING. WE NEED TO ESTABLISH UNDER NEW REGULATIONS THAT YOU HAVE THE RIGHT TO RENT IN THE UK.

It is important that you know what to expect when you take up a Tenancy through **Peachy Property Ltd**. The following is a list of items that will arise which will help avoid any misunderstandings:

Following an acceptable rental offer from you but prior to signing an Agreement with you we will need the following:

- A holding deposit equivalent to two weeks rent which:
 - a. Forms part of the six weeks deposit required should your application be successful. (Pets? Deposit 2 months' rent)
 - b. Will be non refundable in the event that you decide not to take the property.
 - c. Will be partially forfeited to cover our administrative costs should your references prove unacceptable.
- The completion on line of a form for reference checking purposes. This includes details about previous Landlords, current employment, salary, and a personal reference. The information taken from you is protected under the Data Protection Act and is kept in the strictest confidence. We use a specialist referencing agency to carry out these checks on our behalf.

Once the reference checks have been completed and deemed acceptable the following will be payable to **Peachy Property Ltd** not less than 7 days prior to the commencement of the Tenancy.*

- Payment of the remainder of the 6-week deposit. The deposit is held by this office and not by the Landlord and protected by My Deposits.
- Payment of £75.00 + VAT per application for reference checks. Guarantor checks will incur the same fee.
- Payment of the 1st month's rent.
- Payment of £175.00 + VAT to Peachy Property Ltd for drafting the Agreement
- You will also be required to sign a completed Tenancy Agreement.

When you move in to the property you can expect to do the following:

- To check and sign a comprehensive Inventory of Contents that details numbers of items provided within the property, their location and their condition. The inventory check is carried out by an independent clerk. The charges for the drawing up of the inventory and the check in are borne by the Landlord. The cost of the check out is payable by the Tenant.
- To agree meter readings for Gas and Electricity.
- Find a professionally cleaned property, which includes carpets where appropriate.
- To take over the telephone line from the previous Owner/Tenant but please bear in mind that we have no details of landlines in most properties so you must contact BT yourselves to set up the line in your name.
- To set up a **standing order** for the on-going rental payments directly from your account to that of the landlord unless otherwise advised.

Once you have moved in we will advise all the Utility companies of the meter readings and your name(s) excepting the phone company which is your responsibility. You will be liable for gas, electricity, phone, council tax and water rates for the duration of your Tenancy.

Drafting of any tenancy renewals will be charged at £90.00 plus VAT.

Any problems will be dealt with by this office if we are Managing the property for the Landlord, or by the Landlord if we are not.

Details regarding Moving Out are available on request.

*** Personal cheques and Credit Cards are not accepted – Cash, Bankers Draft or Internet transfers only.**