



## Residential & Commercial Letting

1 Crouch Road, Burnham-on-Crouch, Essex, CM0 8DX

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**Tenant Application charges and Reference Criteria - The letting of the property is subject to satisfactory references being received**

### References:

- ❖ Bank
- ❖ Employer – Accountant if you are Self-Employed
- ❖ Personal and Professional References
- ❖ Previous Landlord if Applicable
- ❖ Two forms of ID e.g. – **Driving Licence, Passport, Birth Certificate**
- ❖ Two forms of evidence of address e.g. **Utility Bill (not mobile phone), Council Tax Bill– These must show your current address in full.**
- ❖ Without these we will not be able to process your application.

The holding deposit per property is 1 weeks rent subject to the below:

If the applicant(s) withdraw the application the holding deposit will not be refunded, similarly if the tenant(s) give false or misleading information, or fails the affordability check.

if the agent or landlord withdraws the application, other than for the reasons above the holding deposit will be repaid.

normally the deadline for agreement is normally 15 days from taking the holding deposit to a tenancy agreement being signed. this can be extended by mutual agreement.

**The Minimum Age for application is 18. Any persons over 18 wishing to reside at the property must complete an Application Form. Any applicants under 25 will require a Guarantor (or if specified by the Landlord).**

After the Initial Assured Shorthold period the Tenancy automatically becomes a Statutory Periodic one . If both Landlord and Tenant wish to sign for a further fixed Term no charge is made to the Tenant

**Deposit:** This will be equal to 1 months rent (or as specified) for the total rental value for the property. Held as security for due performance under the Tenancy Agreement. Both the deposit and Initial months rent are payable in advance upon signing of the Lease by Bank Transfer. Personal Cheques are not accepted.

**Payment of Rent: All rental payments must be made by Standing Order, Bank Transfer or by Direct payment into our Bank.**

**Equipment:** Please be advised that domestic and bed linen, crockery and cookware are not provided. It is the Tenants responsibility to check that the level of equipment is satisfactory to requirements.

**Persons in receipt of benefit:** Please note that we still require the first months rental in advance plus the deposit. Rental is payable on the due date and not subject to MDC payment cycles. **A Bond Indemnity from Maldon District Council is not normally acceptable. We do not accept direct payments from MDC.**

**Pets:** If pets are allowed at the property the Applicants will be required to sign a pet indemnity when signing the Lease and be bound by it's Terms. The Landlord may ask that an increased rent may be charged. This will be confirmed prior to the Application.