

Post property viewing guide

I like this property, what are the next steps?

We are pleased you like this property and you want to put in application. Please contact the lettings team Ashley and Tam on 01926 496262 option 2 or email lettings@margetts.co.uk or tmiller@margetts.co.uk to request an initial application form.

You must complete a separate application for each occupant over the age of 18 to be residing at the property on a full-time basis.

The application must be completed in full, with accuracy and as much information as possible. Preferably completed in a typed format.

Margetts do not work on a first come first serve basis, we may receive several applications for this property, in which case, we discuss basic applicant details with the landlord to allow them to make an informed decision. Personal details such as email addresses or telephone numbers are NOT passed to the landlord at this stage.

Along with your application we will require a copy of your passport and (if applicable) resident status from the home office if you are an international applicant, this is part of government right to reside checks.

*Please note, company and commercial rentals are outside of the tenant fee ban, and therefore subject to a £350 (inc vat) application fee.

If your application has been accepted, what happens next.

- A holding deposit of no more than one week's rent will be taken once the application has been accepted and processed.
- References will be sought from employer, bank and previous Landlords. We use an outsourced referencing company called Rightmove Landlord and Tenant Services.
- Properties are usually let out on a seven- or twelve-month agreement, depending on what required term the landlord has requested. We do not offer a break clause unless under exceptional circumstances and agreed by the Landlord.

If your application has been successful following referencing:

- You will need to attend the office with your passport (current or expired) to allow us to make copies, see them with you in person and sign them off as part of government Right to Reside Checks.
- A deposit equivalent to no more than five weeks rent and one month's rent is payable in advance once tenancy documents have been sent for signing.
- All property rentals are exclusive of council tax, water, gas and electricity unless specified otherwise.
- Pets and smoking are **not** permitted in properties unless by specific agreement with the Landlord.
- We are governed by The Tenancy Deposit Scheme (TDS) for Regulated Agents.