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148 Watling Street East Towcester Northamptonshire NN12 6DB

Application for Tenancy

APPLICATION & REFERENCES

A referencing application must be completed for each prospective occupant aged 18 or over.

Credit and other checks are made on all persons aged 18 years and over using a reference agency. Prospective landlords are within their rights to request sight of the replies to these enquiries. Legislation requires that all applicants are subject to a 'Right to Rent' check to prove they can reside in the U.K.

Prospective tenants must be aware that a tenancy cannot commence until Jackie Oliver & Co are in possession of satisfactory references, following which they will be asked to sign a tenancy agreement. Referencing generally takes 2-3 working days.

TENANCY AGREEMENT

A draft copy of the Assured Shorthold Tenancy Agreement is available for prospective tenants to inspect prior to them signing the original. Tenants must ensure they are familiar with the document prior to the start of the tenancy.

RENT & DEPOSIT

The initial month's rent and the deposit monies must be received by bank transfer a minimum of 4 working days before the start of the tenancy. We do not accept cash.

Future rent must be paid monthly in advance by standing order.

The deposit remains the property of the tenant and in the majority of cases is held by Jackie Oliver & Co as stakeholders and members of The Tenancy Deposit Scheme. These monies will be held for the duration of the tenancy, against damages and breaches of the tenant's obligations under the terms of the Agreement and shall be refunded to the tenant, without interest within 10 days following the expiry of the Agreement, less any agreed amounts required towards the discharge of the tenant's liability in respect of damages, breakage and breaches. Certain landlords choose to hold their own deposit and register with an approved scheme.

INVENTORY

Most Landlords provide an inventory / schedule of condition. This is prepared in advance to be agreed with the tenant at the start of the tenancy. If a signed copy of the inventory is not returned to the Agent within ten days with any comments or revisions noted, it will be considered that all is in order and the compilation deemed correct

INSURANCE

Tenants are required to obtain appropriate accidental damage to landlord's fixtures and fittings insurance at the outset of their tenancy. This is a condition of the terms of the tenancy agreement. A copy of the insurance certificate must be supplied within 14 days of the start of the tenancy. Tenants are also advised to consider taking out cover to protect their own personal items.

COUNCIL TAX, UTILITIES & TELEPHONE

Tenants are liable for the council tax payable for the term of the lease, whether they are in occupation or not. Tenants are liable for all utility charges for the duration of the lease unless a property is specifically advertised otherwise. In addition, tenants are liable for any necessary telephone installation costs (subject to the agreement of the Landlord) and all subsequent charges during the term of the tenancy.

MAINTENANCE

Tenants must ensure that the property and all fixtures, fittings and items therein are kept in good repair and MUST report any repairs, damages and remedial works which become necessary either to the Agent (if the property is managed) or directly to the Landlord. It is the tenant's responsibility to ensure that batteries in the smoke detectors on



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all floors of the property are functioning at all times and replace batteries during the tenancy. If the property has an open fire or stove the tenant must pay for annual chimney sweeping.

CHARGEABLE FEES (all include vat)

Holding Deposit: Equivalent to one week’s rent as stated on the property brochure is taken upon application and in signing this you agree to this being used towards the security deposit. The deadline for entering into an agreement is 15 days from receipt of the holding deposit unless otherwise agreed. A holding deposit may be retained if you (or a guarantor) provide false or misleading information, if you fail a right to rent check, withdraw from the proposed tenancy or fail to take reasonable steps to enter into a tenancy agreement (for example, not providing reasonable information to support your tenancy application)

Security Deposit: Equivalent to five weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy and must be paid by bank transfer before the tenancy starts.

Unpaid Rent: Interest is charged at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys or other Security Devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

Variation of Contract £50 (inc. VAT) per agreed variation. This covers the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

Change of Sharer £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. This covers the costs associated with taking landlord’s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination: Should the tenant wish to leave their contract early, they shall be liable to the landlord’s costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

DECLARATION

Gross annual income: First applicant £ Second applicant £
(full time, part time,
zero hours, self employed) _____ _____

Savings: First applicant £ Second applicant £

Adverse credit history: Yes / No If yes, you must provide full details prior to application

Pets: Yes / No If Yes, what pets:

Smoker: Yes / No (Note: **none** of our properties allow smoking inside)

Ages of children:

Property Applied for:
Agreed monthly rent £ Holding Deposit £

I/we confirm that I am making a formal application for tenancy

Name _____ Signed _____ Date _____

Name _____ Signed _____ Date _____