

Tenant Information Guide

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Finding a Suitable Property

Due to the GDPR regulations which came in to effect on the 25th May 2018, we no longer register Tenants details on to a mailing list.

To be contacted about new properties as they come on to the market we would recommend setting up property alerts with the following property portals:

rightmove.co.uk

onthemarket.com

You can also bookmark our website at **stuartresidential.com** where properties will appear first before they are uploaded to the property portals detailed above.

Viewings can be arranged via stuartresidential.com or by calling or e-mailing the office.

Tenant Fees & Deposits

Prior to the Commencement of the Tenancy

Application/Administration Fee

£250.00 (including VAT) for one Tenant

Referencing one Tenant (carry out right to rent check, financial credit checks, obtaining references from current or previous employers, landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Additional Application/Administration Fee

£50.00 (including VAT) per additional Tenant

Referencing one Tenant (carry out right to rent check, financial credit checks, obtaining references from current or previous employers, landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Guarantor Fee

£50.00 (including VAT) per additional Guarantor

Referencing one Guarantor (verify identity, financial credit checks, obtaining references from current or previous employers, landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Deposits

In most cases, a deposit equivalent to one months' rent to two months' rent is payable prior to the commencement of the tenancy. However the amount of deposit can vary depending on the tenant(s) individual circumstances and the property. Please contact us to confirm the exact amount of deposit payable.

Tenant Fees

During the Tenancy

Tenancy Amendment Fee

£90.00 (including VAT)

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy agreement

Fixed Term Renewal Fee

£0.00 (including VAT)

Contract negotiation, amending terms and updating terms and providing a further fixed term tenancy agreement

End of Tenancy Check Out Fee

£0.00 (including VAT)

Attending the property to undertake a check out report and negotiating the repayment of the deposit

Other Fees, Charges & Information

Unpaid Rent Interest

8% above HSBC Bank rate from date due

Stuart's Residential is a NALS licensed member

Licence Number – A3704

Client Money Protection (CMP) provide by

NALS (www.nalscheme.co.uk)

Independent Redress provided by

TPOS (www.tpos.co.uk)

Further Information

Stuart's Residential will use the information provided by Tenant(s) and Guarantor(s) to make decisions about a tenancy application.

This can also mean that if any information is found to be untrue, the application can be declined and Tenant(s) and Guarantor(s) will lose all or part of any monies already paid.

If a Tenant(s) or Guarantor(s) withdraws from a proposed tenancy at any time prior to the tenancy agreement being signed they will lose all or part of any monies already paid.

If a Landlord(s) withdraws from the proposed tenancy at any time prior to the tenancy agreement being signed the Tenant(s) or Guarantor(s) will be refunded all monies already paid.