

Referencing, tenancy agreement and deposit

Tenant Referencing has always been an important part of the letting process, it is now even more important with the Immigration Act 2014 being a mandatory requirement that all Landlords confirm that any adult occupant has a right to rent in the UK.

Our extensive referencing not only ensures that the Immigration check is carried out and properly documented but it also provides :

- Credit check
- Income verification
- Electoral roll verification
- Current Landlord referencing

For more information on the Right to Rent regulations you can visit :

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf



Legal Documentation

Tenancy Agreements are usually for a six or 12 month term and are governed by the Housing Act 1988 (as amended by The Housing Act 1996) on an Assured Shorthold Agreement.

With the recent changes in legislation the Agreement is now only one of the many documents that are required to safeguard you and your property.

When we produce your documentation we ensure that not only the Agreement protects you and your rights to possession, but ensures that all required documents are issued and evidenced.

We can add additional clauses to our Agreements to ensure that you are also meeting the requirements of your mortgage lender. If you have any specific items that you require, please discuss these with us so we can advise any prospective tenant at the application stage..

Deposit

A deposit is paid at commencement of tenancy and registered with the DPS scheme. With the introduction of the tenant fee ban in 2019 the amount of deposit that can be taken has been limited to the equivalent of 5 weeks rent.

We use the custodial scheme. The monies are retained by the DPS for the duration of the tenancy. At the end of the tenancy if the property is returned in a good condition and in line with fair wear and tear the deposit is returned.

If there is a dispute the DPS offer a free arbitration service.

For full details on the scheme please visit : www.depositprotection.com

