

Tenants guide

Budget

- Firstly, work out how much can you afford on the rent after allowing for bills, council tax, living costs such as food and travel.

Location

- Now that you have worked out your budget, where do you want to live?

Start search

- Search for properties using properties portals like Zoopla and Rightmove.

There are other platforms but the two mentioned are common. If you have time, then do phone the local agents too.

Transport & Amenities

- Ensure the transport is accessible so you can commute to the location of your work or studies
- Ensure you know where the amenities are such as shops

Things to check with the estate agent

- When booking viewings, ensure the EPC (Energy performance certificate) is displayed with the property or it is provided before the viewing takes place.
- Ask the agent what the council tax is for the property
- Confirm what furniture is offered with the property
- Confirm the tenant fees as they vary from agent to agent. These must be quoted including vat

Fee of intent

All our properties require a 'fee of intent' to make an offer to the landlord. This is refundable if the landlord declines your offer. If the offer is accepted and you decide to withdraw then part is refunded, and part retained to cover our services

Offer process

- When a property is suitable following a viewing and you wish to rent it. Your offer will be taken with any conditions and put on a form which you will sign and pay the 'Fee of intent'
- Once the offer is accepted, we will begin obtaining references on you including seeing your ID to confirm you have the right to rent in the UK. We will ask to see your Passport and any relevant visa or permits.

Tenancy agreement

- When the checks are complete and satisfactory, you will be given the tenancy agreement to read and sign.
- Before moving in to the property you will pay a security deposit of 5 – 6 weeks rent that is registered with a tenancy deposit scheme, and the first month's rent along with our charges.

Move in day

- An independent inventory clerk will meet you to hand over the keys and walk you around the property with a report documenting the property condition, contents, fixtures and fittings for you to read and sign.
- This report is referred to when returning your security deposit at the end of the tenancy. Any deductions are made for damage or missing items. General wear and tear are not deductible from the deposit and allowed.